

EXECUTIVE SUMMARY

KING COUNTY

AREA REVIEWED

Apartments in neighborhoods 090, 105, 140, 145, 170, 180, 185, 190, 195, 200, 205, 340, and 420 were physically inspected. This includes low-income apartments in these neighborhoods. All other apartment neighborhoods were valued as annual update neighborhoods.

VALUATION DISCUSSION

A valuation model was created for all the apartments in King County. Up to six indicators of value were provided for each parcel (subject sale, income approach value, gross income multiplier value, multiple regression value, cost approach value, and weighted value). The appraiser also has the option of searching for comparable sales as a basis for the value.

SUMMARY ANALYSIS

Ratio analysis was performed before and after valuation and the level of assessment was improved. The changes in assessed values are presented below. More detailed information is provided in the section “Change in assessed value from previous roll”. New construction influenced the total increase in assessed value.

Physically inspected neighborhoods:

Total Previous Assessed Value	\$1,472,011,800
Total Proposed Assessed Value	\$1,674,646,000
Percent Change	+13.77%

Annually updated neighborhoods:

Total Previous Assessed Value	\$14,659,984,017
Total Proposed Assessed Value	\$15,775,523,322
Percent Change	+ 7.61%

Entire County:

Total Previous Assessed Value	\$16,131,995,817
Total Proposed Assessed Value	\$17,450,169,322
Percent Change	+8.17 %

Part One -- Introduction

Summary of important conclusions

Appraisal Date: 01/01/2005.

Area Name: Apartment neighborhoods 090, 105, 140, 145, 170, 180, 185, 190, 195, 200, 205, 340, and 420 were physically inspected and values posted to the 2005 assessment roll. All other apartment neighborhoods were valued as annual update neighborhoods.

Inspection dates: 09/20/2004 to 02/24/2005

Previous valuation dates (for physically inspected properties): Valuation date 1/1/1997 or earlier for neighborhoods 170, 180, 185, 190, 195, 200, 205, and 420; 1/1/1998 for neighborhood 340; 1/1/2000 for neighborhoods 090, 105, 140, and 145.

Ratio information: The weighted mean ratio for the county before valuation was .87 and the median was .89. After valuation it was .95 for both the weighted mean and the median. For complete information see the ratio studies in the addenda Ratios Before and Ratios After.

Special Assumptions & Departures

We considered all three approaches to value.

Part Two Presentation of Data

Identification of the area

The apartment specialty includes all apartment properties in King County with four or more units. Mixed-use properties where the commercial area is no more than 25% of the total net area are also part of the apartment specialty. Condominium complexes used as rental properties are appraised as apartments.

Name or Designation

All apartment properties in King County are identified in the Assessor's records as Area 100. In addition each apartment property is assigned a neighborhood. The table below lists the neighborhood numbers and their corresponding names.

Neighborhood Number	Name	Neighborhood Number	Name
5	Downtown	155	Phinney
10	Regrade	160	Seward Park
15	Lower Queen Anne	165	Skyway
20	South Lake Union	170	Rainier Valley
25	Pioneer Square	175	Beacon Hill
30	International	180	Industrial
35	Central District	185	Georgetown
40	Madison Park	190	South Park
45	Queen Anne	195	White Center
50	North Queen Anne	200	Highland Park

55	Westlake	205	Westwood
60	Eastlake	215	High Point
65	Capitol Hill	220	Delridge
70	Montlake	225	Junction
75	Magnolia	230	Alki
80	Interbay	235	Admiral
85	First Hill	240	Des Moines
90	Aurora	245	Burien
95	Lake City	250	Boulevard Park
100	Northgate	255	Sea Tac
105	Crown Hill	260	Midway
110	University	265	Valley
115	Wallingford	270	Federal Way
120	Ravenna	275	Federal Way East
125	Wedgewood	280	Federal Way West
130	Fremont	285	Auburn
135	Leary	290	Lea Hill
140	East Ballard	295	Algona
145	West Ballard	300	Enumclaw
150	Greenlake	305	Kent

Neighborhood Number	Name	Neighborhood Number	Name
310	East Hill	395	Kingsgate
315	Renton	400	Kenmore
320	Benson	410	Ballinger
325	Tukwila	415	North City
330	Renton Highlands	420	Richmond
335	Newcastle	425	Woodinville
340	Mercer Island	430	Redmond
345	Eastgate	440	Carnation
350	Issaquah	445	Fall City
355	Kennydale	450	North Bend
360	Bellevue West	455	Pine Lake
365	Bellevue East	460	Duvall
370	Kirkland	465	Snoqualmie
375	Overlake	470	Outlying
380	Juanita	475	Vashon
385	Bothell	900	Subsidized
390	Inglewood		

Boundaries

See the neighborhood maps in the addendum Area Maps of this report.

Maps

Maps of the neighborhoods are included in the addenda. Assessor's maps are located on the 7th floor of the King County Administration Building.

Overview of the King County Apartment Market

King County consists of 2,134 square miles, about the size of Delaware. Of that area 379 square miles are in 39 incorporated cities, more than any other county in the state. The Urban Growth Area is 460 square miles in area. Most of that would be the western portion of the county lying west of a north-south line passing through Lake Sammamish. Only 81 square miles of the Urban Growth Area are in unincorporated areas. Almost all the apartments in the county fall within the Urban Growth Area. The population of King County was estimated at 1,788,300 in 2004. It is the thirteenth most populous county in the United States. The population increased 19% during the 1980's; 15% during the 1990's; and 3% from 2000 to 2004. Although King County comprises 3% of the state's land area it contains close to 30% of the population and over 40% of the jobs. There were an estimated 735,000 households in the county in 2004. The average household size is 2.43 persons. Median household income in 2002 was reported by the 2003 *King County Annual Growth Report* to be \$65,400. This figure is for King, Snohomish, and Island Counties.

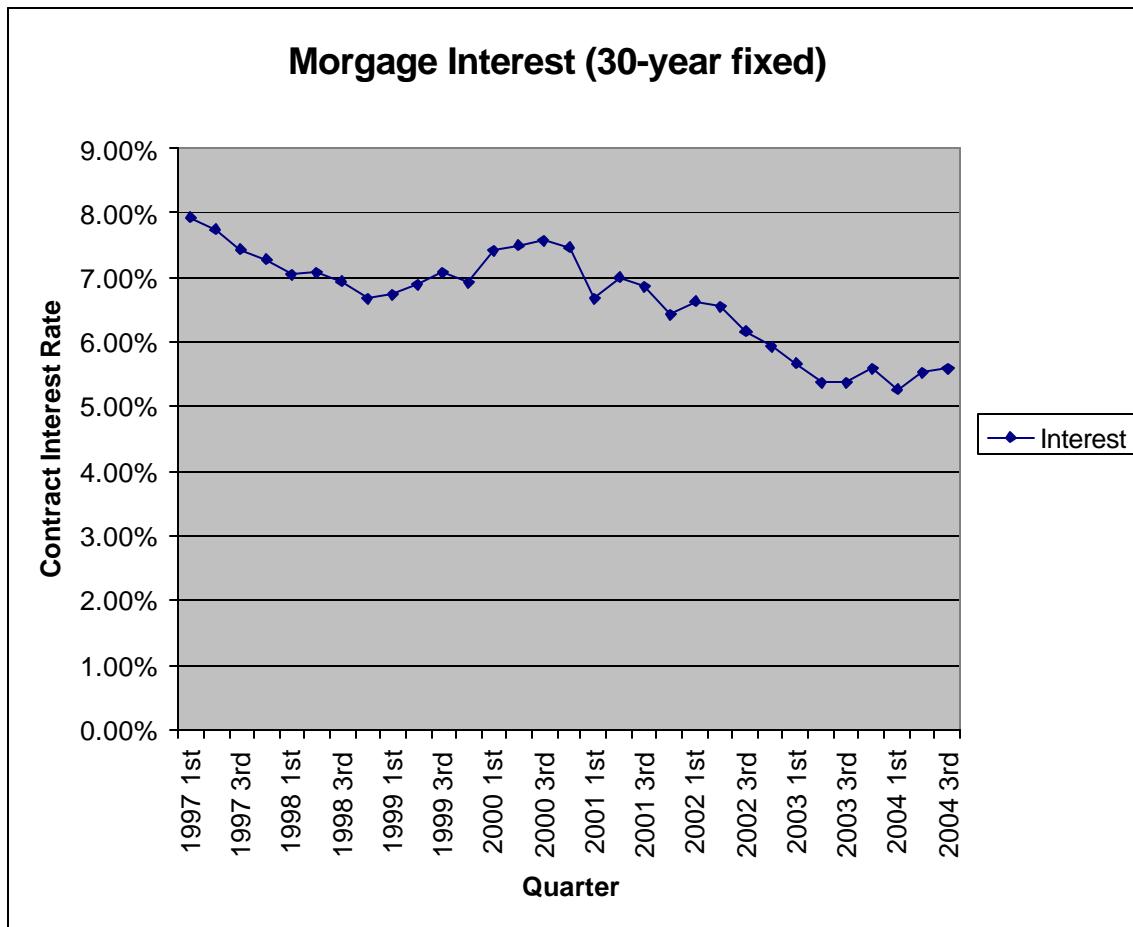
The largest employers in the county are Boeing, University of Washington, Swedish Hospital, and King County Government. Employment in the county was at 949,700 out of a labor force of 1,018,500 in 2003. This is a 1% decrease from 2002 and a 4% decrease from 2000. Until 1999 the employment picture had steadily improved since 1993 when unemployment was at 6.3%. Now unemployment is on the rise. The 2003 unemployment figure is 6.8%. For the first time since 1997 the manufacturing sector has the highest average wage of any job sector (\$60,671). The manufacturing sector provides approximately 9.6% of county employment. The number of jobs in the manufacturing sector has been dropping since 1998. From 1998 to 2001 the service sector had the distinction of having the highest wages but it has dropped considerably in number of jobs and wages. This may be a reflection of the changes taking place in the high tech field. The service sector had grown in number of jobs and wages from 1990 to 2000, and then started declining.

Residential properties with at least 4 units are assigned to the apartment specialty. Also included are associated land parcels, some 1 through 3 unit buildings that are associated with apartments, condominium complexes that are rental properties, and mixed use buildings where no more than 25% of the total net area is devoted to commercial use. There are a total of 11,830 account numbers assigned to the apartment specialty. Of these, 331 are land parcels associated with apartment properties. Another 2,350 are account numbers for individual condominium units associated with the 213 condominium complexes that are included in the apartment specialty. Subtracting the land parcels and individual condo units results in 9,149 apartment properties in King County. The 9,149 improved apartment properties contain a total of 214,080 units. Of the improved properties in the apartment specialty 1% have fewer than 4 units; 27% are fourplexes; 28% are five to nine units; 18% are 10 to 19 units; 15% are 20 to 49 units; 6% are 50 to 99 units; 3% are 100 to 199 units, and the remaining 2% are 200 units and up. The largest apartment property in the county is the 774-unit Archstone Redmond Hill. Of the apartments in existence today 20% were built before 1930, the vast majority of these (88%) are in Seattle. During the Depression and World War II very little construction was done. As a result only 2% of the apartments in King County today were built in the years 1930 through 1945 and 27% of those were built in 1930 alone. It wasn't until the 1960's that apartment construction outside of Seattle began in earnest. Today 36% of the apartment properties in the county are outside of Seattle. Of the total housing stock in King County, 37% are multi-family (includes duplexes and triplexes).

During 2003, building permits were issued to construct 3,503 multi-family units in King County (includes duplexes and triplexes). This is a decrease of 26% from 2002 and 37% fewer than in 2001. During the early 1990's the number of units for which permits were taken out remained under 4,500 per

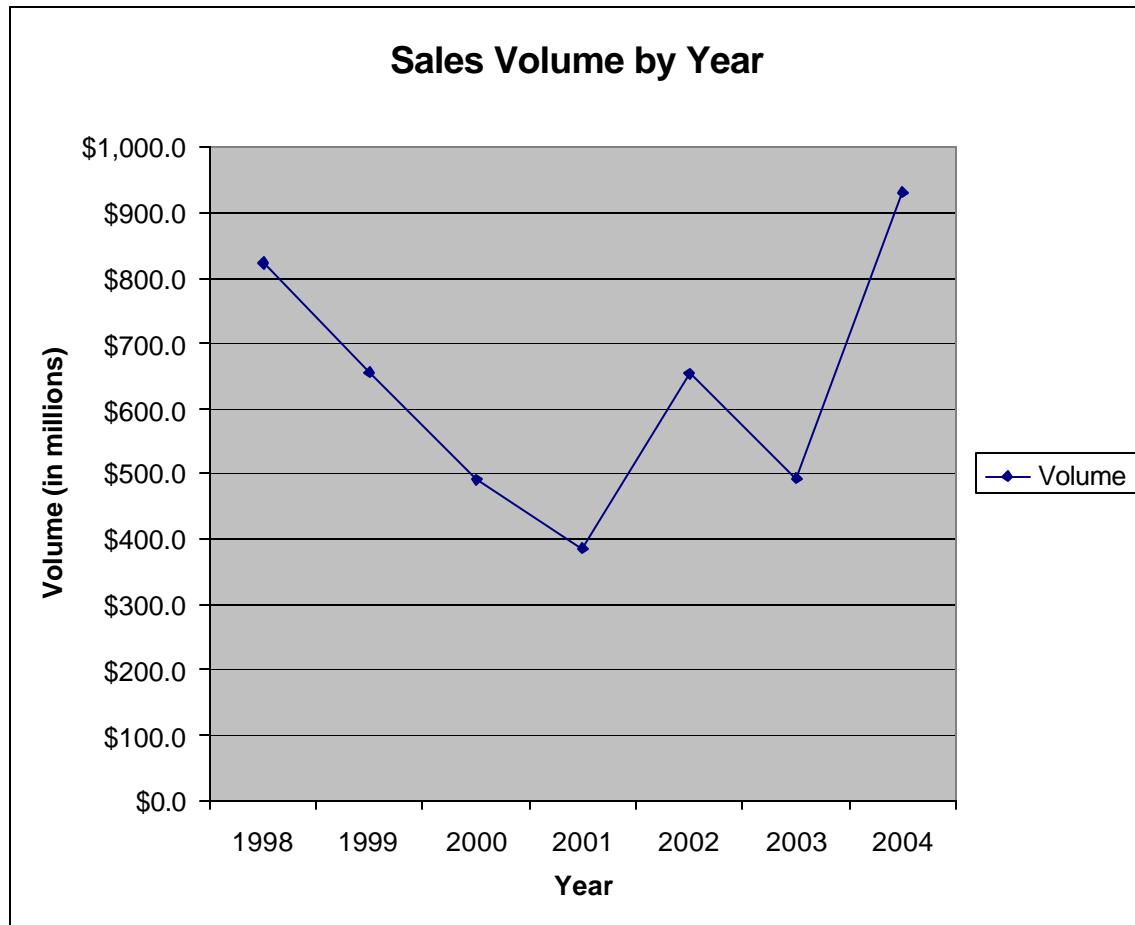
year. During the latter part of the 1990's they exceeded 6000 per year. As of July 18th, 2005 apartment new construction money of \$150,595,800 had been added to the 2005 assessment roll for taxes payable in 2006. New construction money accounts for 11.4% of the total increase in apartment assessed value for the year. Backing it out of the total would lower the total increase in assessed value from 8.2% to 7.2%.

Local mortgage interest rates for 30 year fixed rate mortgages were at the 7% level during 1998. By the 2nd quarter of 1999 they were on the rise peaking in mid 2000 at about 7.5%. By the end of 2002 they had dropped to below 6% where they have remained to the present. The American Council of Life Insurers reports that for loans on large apartment properties on the West Coast the interest rate in the fourth quarter of 2004 was 5.14%. According to HSH Associates the rate in July, 2005 for the Seattle market was 5.80% with .41 points (national average was 5.85% with .18 points). Below is a chart showing the contract mortgage interest rates in this region for the last eight years.



Source: *Central Puget Sound Real Estate Research Report* (Fall, 2004)

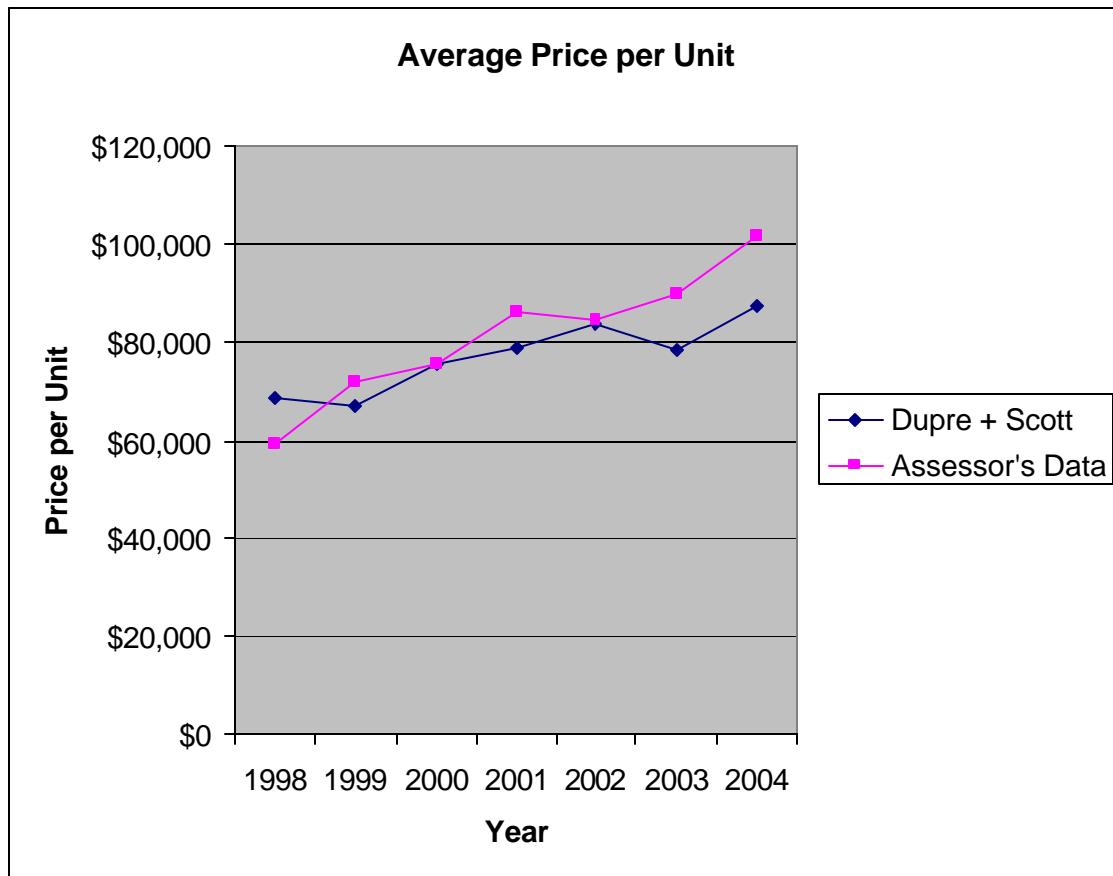
1997 and 1998 were record-breaking years in the apartment market. In 1999 the apartment market slowed. According to an analysis of economic indicators by the National Bureau of Economic Research the nation has been in a recession since March 2001. The events of September 11th, 2001 may have exacerbated the recession. This has had an impact on the King County apartment market. Vacancy has risen and apartment owners are offering incentives. Sales prices, however, have not declined to any appreciable extent. Sales volume has diminished. Beginning in 1998 there was a steady decline in the volume of sales until 2001. In 2004 volume had once again exceeded the 1998 level. Below is a graph of King County apartment sales volumes for the past seven years. The figures are based on *The Dupre + Scott Apartment Investment Report*.



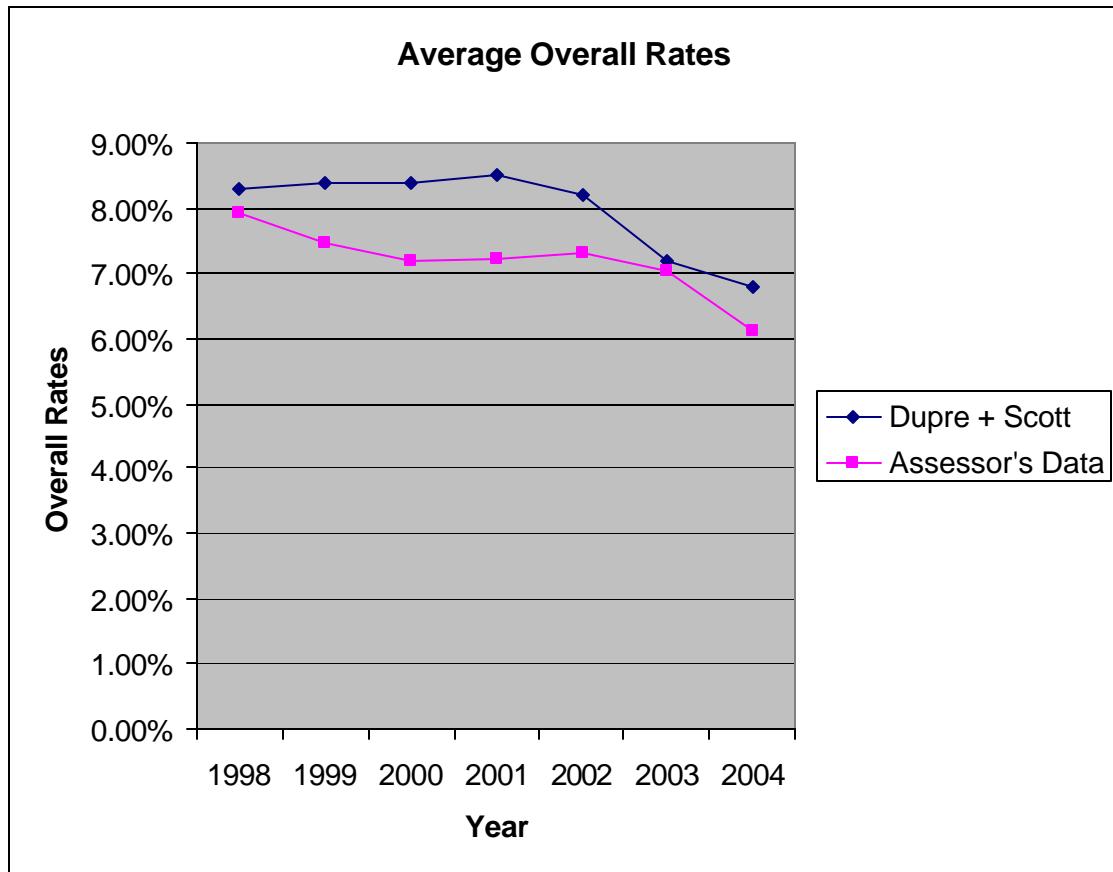
Source: *The Dupre + Scott Apartment Investment Report*

Patty Dupre and Mike Scott said in an article in the *Puget Sound Business Journal* (February 9, 2004), “In spite of a weak rental market in 2003, investors clearly remained bullish on apartments”. They indicated small properties are selling at a premium over the 20-plus unit properties. *The Dupre + Scott Apartment Investment Report* indicates an average price per unit for 2004 of \$87,635 in King County. An analysis of the Assessor's sales data shows the average price paid per unit in King County was \$101,700 in 2004. The large difference in the Assessor's figures and some of the published figures is the fact that the Assessor includes properties down to 4-units and also mixed use properties. Most publications address larger properties only. In addition the figures from the Assessor's data for prior years are often different from those cited in a previous report. This is because data is often added after the report has been written. In an analysis done by Tom Cain in the *Central Puget Sound Real Estate Research Report* (Fall, 2004) prices per unit increased by 20% over the previous year and overall rates decreased from 7.2% to 6.7%. This was based on apartments of 20 or more units in the tri-county area. Nationally, *Korpacz Real Estate Investor Survey* (2nd Qtr, 2005) noted overall rates averaging 6.52%. *Costar Advisors* list the average price per unit for the Seattle/Puget Sound area at \$85,421 (16th of the areas they survey). *The Dupre + Scott Apartment Investment Report* shows an average capitalization rate based on anticipated income of 6.80%. The Assessor's data indicates an average overall rate of 6.11%. Of the 401 sales in the Assessor's database for 2004, 179 had sale prices of at least \$100,000 per unit and four were at least \$200,000. The highest prices were in the Eastside neighborhoods. The average price per unit there was \$125,784 and the average overall rate was 6.06%. The Seattle and north county area was close behind with an average of \$114,508 per unit and a 5.77% overall rate. The south county area was significantly lower at \$78,039 per unit and had a significantly higher average overall rate of 7.07%. The

trend in price per unit for seven years is shown in the chart below. The high sale prices and lower net incomes have resulted in lower overall rates. The second graph below shows the seven-year trend for capitalization rates. *The Colliers International Apartment Report* of November of 2003 said sales of apartments in this area continue to show a trend of higher prices. This is a result of low interest rates, lack of available apartments, and lack of suitable alternative investments. Some apartment properties are selling at 4.5% and 5% capitalization rates on actual income. Marc Stiles in *The Seattle Daily Journal of Commerce* (March 24, 2005) suggests that rates between 3% and 4% are a more accurate reflection of what's going on in the Seattle apartment market.

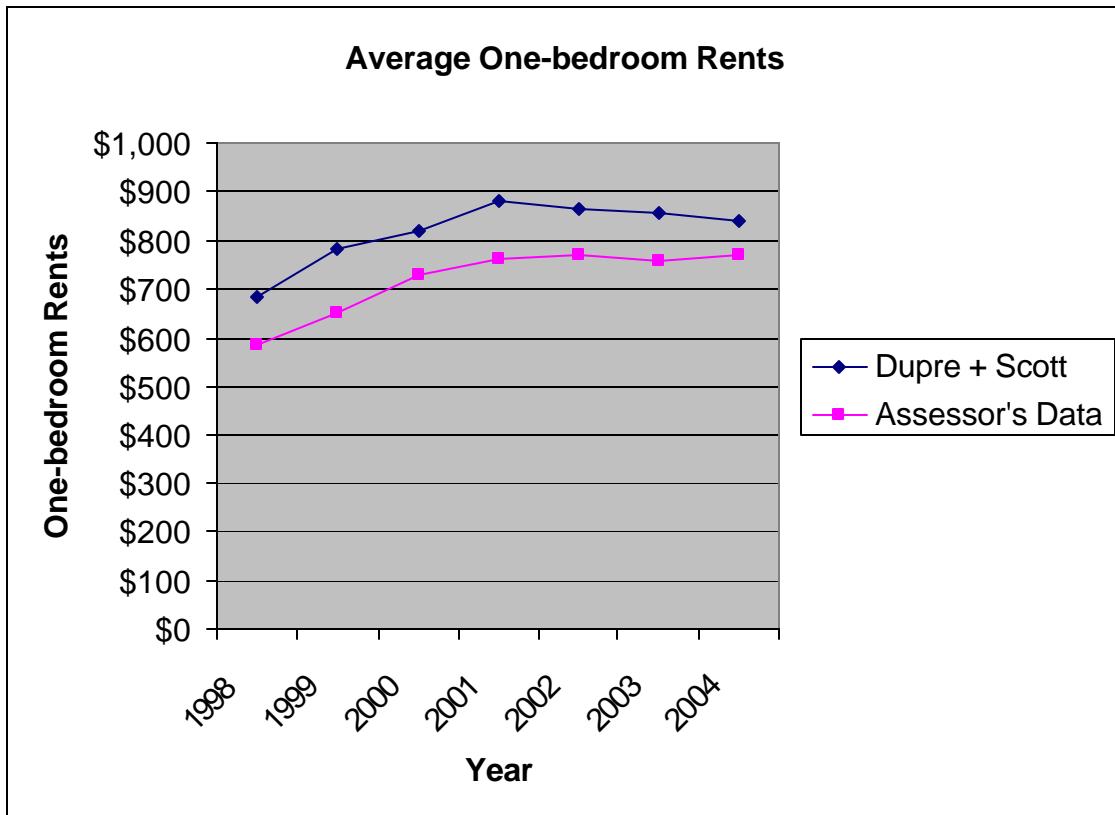


Source: *The Dupre + Scott Apartment Investment Report* and the King County Department of Assessments database.



Source: *The Dupre + Scott Apartment Investment Report* and the King County Department of Assessments database.

According to the Assessor's rent database the average rent for one-bedroom apartments in King County in 2004 was \$770 (a 1.7% increase over the prior year). The second half, 2004 issue of *CBRE MarketView Puget Sound Multi-Housing* reported average rents increased 0.1% in the tri-county region with some neighborhoods in Seattle increasing 2% to 4%. The recession has not caused the rents to dramatically decrease, but in order to maintain the level of rents owners have had to offer incentives. This has the effect of decreasing the net income. *The Dupre + Scott Apartment Vacancy Report* shows that since 2002 over half of owners have been offering incentives. The highest number offering incentives was in 2003 (73% of owners). Rents are starting to creep upward. Greg Laycock was quoted in a story in *The Puget Sound Business Journal* (02/07/2005) as saying that net operating income from apartment complexes will increase between 8 and 10 percent. The average rents for one-bedroom units appear in the graph below. The data is from *The Dupre + Scott Apartment Vacancy Report* and the Assessor's rent database.



Source: *The Dupre + Scott Apartment Investment Report* and the King County Department of Assessments database.

Vacancy in King County (according to the April, 2005 *Dupre + Scott Apartment Vacancy Report*) ranges from 3.3% in Madison/Leschi to 10.0% in Issaquah. Central King County has the lowest vacancy rates (5.3%) and the South and Southeast county areas have the highest (7.8% and 7.4%). Vacancy rates seem to have turned around and are heading slowly back to a more normal 5%.

According to the *King County Annual Growth Report* the median household income for renters is \$43,877. At that income a two-bedroom unit renting for \$1,097 would be affordable (30% of income). According to the *Growth Report* the average 2-bedroom, 1 bath unit rents for \$821. A low-income renter (50% of median renter income) could afford rent of \$548, far below the average 2-bedroom rent. Low-income households generally pay a disproportionate share of their income for housing or are living in low-income housing. Besides the public housing authorities there are an increasing number of privately owned low-income housing units coming onto the market.

In summary, although many of the apartment market indicators, such as rent and vacancy are weak, the apartment market has essentially remained healthy as evidenced by the sales activity. This has resulted in lower capitalization rates. The weak indicators (rents and vacancy) are turning around.

Below is a table showing averages for selected areas of the county. The neighborhoods included in each area are as follows:

Seattle	005 – 085; 225 – 235
North Seattle	090 – 155; 410 – 420
South Seattle	160 – 220
SW County	240 – 280
SE County	285 – 330

Bellevue	335 – 365
Kirkland/Redmond	370 – 380
Bothell/Woodinville	385 – 400; 425

	Seattle	North Seattle	South Seattle	SW County	SE County	Bellevue	Kirkland/ Redmond	Both/Wdnvll
Aver. Yr. Built	1947	1964	1965	1976	1974	1975	1978	1979
Aver. # of Units	19	15	17	31	28	51	48	35
Aver. Unit Size	730	747	768	832	835	934	889	881
Aver. \$/unit (Sales)	\$125,097	\$105,146	\$77,050	\$75,729	\$80,525	\$136,598	\$114,967	\$99,743
Aver. OAR (Sales)	5.7%	5.8%	6.7%	7.2%	7.0%	6.1%	5.8%	8.2%
Aver GIM (Sales)	11.4	10.9	9.7	8.2	8.7	10.8	11.1	8.1
Aver. Rent (Studio)	\$737	\$582	\$500	\$525	\$591	\$727		
Aver. Rent (1bd1ba)	\$899	\$672	\$617	\$614	\$652	\$797	\$913	\$716
Aver. Rent (2bd1ba)	\$1,078	\$829	\$757	\$736	\$756	\$899	\$938	\$853
Aver. Rent (2bd2ba)	\$1,460	\$948	\$961	\$793	\$919	\$1,056	\$1,218	\$925
Aver. Rent (3bd2ba)	\$2,136	\$1,227		\$956	\$982	\$1,251		\$1,119

General Description of Methodology

During 1997 the Assessor introduced the Assessor's Real Property data system. In that system apartments are assigned the area number 100. Following that is a three-digit number that indicates the neighborhood in which the property is located. There are 93 apartment neighborhoods in the County. Apartments in certain low-income programs are assigned to neighborhood 900 regardless of their physical location. Neighborhood maps are contained in addendum "Area Maps". Addendum "Area Maps" also contains a list of the neighborhood names and numbers.

Appraisal-sale ratios and the time since the last physical inspection are the basis for determining the areas to be physically inspected. For the assessment year 2005 (taxes payable 2006) the apartment properties in Neighborhoods 090, 105, 140, 145, 170, 180, 185, 190, 195, 200, 205, 340, and 420 were physically inspected. A valuation model was created for the entire County. The model was used to value the apartment properties in the physically inspected areas. It was also used to update values in certain neighborhoods where the weighted mean appraisal-sale ratios were not within acceptable limits. The cost, sales comparison, and income approaches were all incorporated in the model. These are discussed separately. The geographic area appraisers set land values.

COST APPROACH

Software developed by Marshall Valuation Service is installed on the Assessor's Real Property system. Replacement cost new, less depreciation is computed for all improved properties in the Real Property system. This value was made a part of the apartment valuation model.

SALES COMPARISON APPROACH

The sales comparison approach or market approach is one of the indications of value applied to the properties in the apartment valuation model. Sale spreadsheets are found in addendum "Area Sales". In the apartment valuation model the appraiser can select individual comparable sales as an indicator of value. An automated selection of sales is also available in the model. The macro that is used to select sales uses the Minkowski distance metric and considers neighborhood, number of units, commercial area, year built, and average unit size.

A multiple regression analysis was performed on the sales in the county and is used as an indicator of value. The resulting equation was used to compute an indicated value for each apartment property. The dependent variable and continuous independent variables are converted to logarithms. The coefficients are listed in the table below.

	Variable Type	Coefficient	t-Statistic
Dependent Variable			
Natural log of \$/Unit			
Independent Variables			
Intercept		3.62285	13.07
Elevator	Binary	.0200627	.75
Quality, Below Avg.	Categorical	-.03347	-1.86
Quality, Above Avg.	Categorical	.01743	1.04
Condition, Below Avg	Categorical	-.060867	-2.53
Condition, Above Avg.	Categorical	.0351279	2.79
Year Blt, Older than 1926	Categorical	.04547	2.34
Year Blt, 1926 – 1945	Categorical	.035129	1.52
Year Blt, 1985 - 1993	Categorical	.055406	3.74
Year Blt, 1994 - plus	Categorical	.14056	4.86
Units, 4	Categorical	.11469	8.56
Units, 10 – 19	Categorical	-.0325598	-2.43
Units, 20 – 99	Categorical	-.0733382	-4.24
Units, 100 +	Categorical	-.00915995	-.36
Natural log of Avg. Unit Size	Continuous	.179987	5.73
Natural log of Percent View	Continuous	.005474	1.60
Natural log of Comm. Area	Continuous	.0040	.84
Natural log of AV per Unit	Continuous	.581514	17.34
Nbrhds 005,010,020,025,030	Categorical	.085497	1.30
Nbrhd 015	Categorical	.095888	2.33

Nbrhd 035	Categorical	.08479	2.70
Nbrhds 040,060,070	Categorical	.239	4.04
Nbrhd 045	Categorical	.172444	4.69
Nbrhd 050,055	Categorical	.0673256	1.53
Nbrhd 060	Categorical	.13337	3.35
Nbrhd 065	Categorical	.139666	5.71
Nbrhd 085	Categorical	.1878	4.08
Nbrhd 095	Categorical	-.038022	-1.10
Nbrhds 105,420	Categorical	.04337	1.26
Nbrhd 110	Categorical	.063705	2.00
Nbrhd 115	Categorical	.0672719	1.80
Nbrhd 125	Categorical	.18775	3.26
Nbrhd 130	Categorical	.10861	2.58
Nbrhd 140	Categorical	.121657	3.13
Nbrhd 145	Categorical	.10567	3.78
Nbrhd 150	Categorical	.10386	2.42
Nbrhd 155	Categorical	.099128	1.55
Nbrhd 170	Categorical	-.1085	-2.81
Nbrhd 175	Categorical	-.051222	-1.35
Nbrhds 180,185,190	Categorical	-.21112	-3.90
Nbrhd 200	Categorical	-.12475	-2.12
Nbrhd 205	Categorical	-.083843	-1.43
Nbrhds 215,220	Categorical	-.13026	-2.21
Nbrhd 230	Categorical	.07139	1.49
Nbrhd 240	Categorical	-.18502	-3.40
Nbrhd 245	Categorical	-.163698	-5.67
Nbrhd 250	Categorical	-.161814	-5.45
Nbrhd 255	Categorical	-.172696	-3.51
Nbrhd 260	Categorical	-.13076	-4.17
Nbrhd 265	Categorical	-.1481385	-3.02
Nbrhds 270,275,280	Categorical	-.19387	-6.23
Nbrhds 285,290	Categorical	-.239715	-9.82
Nbrhd 295	Categorical	-.20008	-4.52
Nbrhd 300	Categorical	-.28446	-5.44
Nbrhd 305	Categorical	-.12892	-2.62
Nbrhd 310	Categorical	-.24138	-6.83
Nbrhds 315,325	Categorical	-.17995	-5.71
Nbrhd 320	Categorical	-.10049	-2.22
Nbrhd 330	Categorical	-.13833	-3.56
Nbrhds 340,360,365,375	Categorical	.0058833	.22
Nbrhd 370	Categorical	.065723	1.58
Nbrhds 385,425	Categorical	-.0948575	-1.98
Nbrhd 400	Categorical	-.110783	-2.43
Nbrhd 410	Categorical	-.13735	-2.35
Nbrhd 415	Categorical	.0970199	-2.02
Nbrhd 430	Categorical	.0653388	1.30
Nbrhds 440,445,450,460,465,470,475	Categorical	-.125037	-2.31

Sample size = 980

Adjusted R-Squared = .86

The number in the variables starting with Nbrhd refers to the neighborhood number. See addendum "Area Maps" for neighborhood boundaries. A list of the neighborhood numbers and the corresponding neighborhood name appears in Part Two of this report.

Natural log of Percent View is the natural logarithm of the percentage of units with view. This is an estimate of the percentage of units in the apartment complex that have a view significant enough to affect value. It is expressed as a whole number.

Natural log of Comm. Area is the natural logarithm of the square footage of commercial space in a mixed-use building.

Natural log of AV per Unit is the natural logarithm of the assessed value per unit for the year preceding the valuation year.

The characteristics of the sale properties closely mirrored the characteristics of the total population of apartments in the county. The sale properties are very representative of the apartments in King County. The comparison is presented in the table below;

	Avg. Year Built	Avg. Numb. Units	Avg. Unit Size
All Apartments in County	1963	23.4	780.1
Sold Apartments	1965	22.6	786.5

INCOME APPROACH

The income approach is an estimate of market value based on the quality and quantity of income a property is expected to generate. The indicated values obtained by the income approach were compared with sale prices of sale properties. If the indicated values of a particular category of apartment or neighborhood deviated significantly from the sale prices, the income model was recalibrated. This was done by applying an adjustment factor to the rents.

Rents

The potential gross income for each property was determined primarily from the rent information found in the addendum labeled "Rent Comps". Published reports were also considered. The rents used in the model were determined primarily by multiple regression analysis. The coefficients from the multiple regression equation are in the table below. The dependent variable and continuous independent variables are converted to logarithms.

	Variable Type	Coefficient	t-Statistic
Dependent Variable			
Natural log of Rent			
Independent Variables			
Intercept		3.30626	28.86
Natural log of UnitSize	Continuous	.47237	26.78
Actual or Listed	Binary	.02334	3.55
Elevator	Binary	.058725	6.21
Indiv. Unit View	Binary	.080369	6.55

Pool	Binary	.024761	3.65
Quality, Below Average	Categorical	-.021143	-1.41
Quality, Average/Good	Categorical	.0518417	7.13
Quality Good or Better	Categorical	.079525	8.23
Condition, Below Average	Categorical	-.0283496	-1.38
Condition, Above Average	Categorical	.0013298	.18
Studio	Categorical	-.0595	-5.00
2Bd1Ba	Categorical	.05413	6.51
2Bd2Ba	Categorical	.100354	9.72
3Bd1Ba & 3bd2ba	Categorical	.18465	13.31
3Bd3Ba	Categorical	.27256	10.59
Year Blt, Older than 1926	Categorical	.015619	1.12
Year Blt, 1926 – 1945	Categorical	.050295	2.86
Year Blt, 1946_1950	Categorical	.090627	4.64
Year Blt, 1985_1993	Categorical	.05359	7.57
Year Blt, 1994 +	Categorical	.18837	20.03
Nbrhds 005,010,015,020,025,030	Categorical	.281989	17.3851
Nbrhd 035	Categorical	.11935	3.06
Nbrhds 040,060,070	Categorical	.275377	11.14
Nbrhd 045	Categorical	.19712	7.87
Nbrhd 050	Categorical	.27015	6.77
Nbrhd 055	Categorical	.26137	6.47
Nbrhd 065	Categorical	.2867	15.50
Nbrhd_075_080	Categorical	.14954	4.58
Nbrhd_085	Categorical	.239688	10.60
Nbrhd 090	Categorical	.020367	1.33
Nbrhds 095,100	Categorical	.046002	2.45
Nbrhds 105,420	Categorical	.11502	6.20
Nbrhd 110	Categorical	.20934	7.72
Nbrhd 115	Categorical	.2324	5.33
Nbrhds 120,125	Categorical	.1183	3.59
Nbrhd_130_135	Categorical	.18518	6.78
Nbrhd 140	Categorical	.1709	3.70
Nbrhd 145	Categorical	.113224	5.84
Nbrhds 150,155	Categorical	.2194	9.05
Nbrhd 170	Categorical	-.044687	-1.26
Nbrhds 180,185,190,220	Categorical	-.053547	-1.16
Nbrhd 230	Categorical	.25608	7.14
Nbrhd 245	Categorical	-.060054	-3.02
Nbrhd 250	Categorical	-.059936	-2.63
Nbrhd 255	Categorical	-.059714	-2.15
Nbrhd 260	Categorical	-.071976	-3.85
Nbrhd 265	Categorical	-.06777	-3.19
Nbrhd 270,275	Categorical	-.05415	-3.80
Nbrhd 280	Categorical	-.086642	-3.95
Nbrhd 285,290	Categorical	-.13575	-7.76
Nbrhd 295	Categorical	-.117539	-3.86
Nbrhd 305	Categorical	-.054118	-2.18
Nbrhd 310	Categorical	-.099648	-6.12
Nbrhd 320	Categorical	-.04074	-2.53
Nbrhd 330	Categorical	-.0628	-2.90
Nbrhds 335,345,355	Categorical	.03622	1.59

Nbrhd 340,360	Categorical	.20035	9.37
Nbrhd 350,455	Categorical	.053258	3.26
Nbrhd 365	Categorical	.09354	5.44
Nbrhd 370	Categorical	.2949395	13.66
Nbrhd 375	Categorical	.16249	8.54
Nbrhd 380	Categorical	.11292	6.23
Nbrhd 390, 395	Categorical	.043418	2.00
Nbrhd 410,415	Categorical	.0276739	1.07
Nbrhd 430	Categorical	.07340868	4.82

Sample Size = 2507

Adjusted R-Squared = .82

The variables beginning with Nbrhd are neighborhood variables. The number refers to the neighborhood number. See addendum "Area Maps" for neighborhood boundaries. A list of the neighborhood numbers and the corresponding neighborhood names appears in Part Two of this report.

The binary variable, Actual or Listed, refers to whether a rent was actual rent or asking rent. An asking rent or listed rent is coded with a 1.

Indiv. Unit View is a binary variable indicating if a particular unit rent in the sample is for a unit with a significant view. For a typical unit the resulting rent increase amounts to 8%. When used in the model the effect of view is spread over all the units by multiplying the typical percentage increase (8%) by the percentage of units with view.

Natural log of Unit Size is the natural logarithm of the individual unit size which refers to the size of the individual unit types. It is often an approximation and is not the same as average unit size, which is net area of the building divided by number of units.

Quality refers to the quality of construction and is independent of condition.

Condition is a measure of the level of maintenance of a building.

Parking income was assigned for covered, secured parking ranging from \$30 to \$100 per space per month. Rates used for covered, unsecured parking ranged from \$15 and \$20 in some south end neighborhoods to \$80 in some Seattle neighborhoods. In some Seattle neighborhoods open parking was assigned rates ranging from \$20 to \$70 per space per month.

For mixed-use properties typical commercial rents, vacancy, and overall rates were determined by accessing the income tables used by the geographic area appraisers. Commercial rents used in the apartment income model ranged between \$7.00 and \$35.00 per square foot per year, triple net. Triple net expenses of 10% were used for the commercial areas. For mixed-use properties the vacancy rates and overall rates are blended rates combining the apartment and commercial rates.

A few apartment properties have moorage. Moorage rates used in the model ranged from \$6.00 to \$10.00 per linear foot per month. The moorage income was expensed at 25% of effective gross income.

Vacancy

The *Dupre + Scott Apartment Vacancy Report* was the primary source of vacancy information. *CB Market Index* was also used. Components for credit loss and rent incentives were also included in the vacancy factors used in the model. Vacancy rates ranged between 4% and 12%. Below are the vacancy rates used in each neighborhood. The vacancy rates in many individual neighborhoods are higher than the rates shown. An appraisal attempts to mirror the activities of participants in the real estate market. Investors take a long range view; therefore, the results of their negotiations tend to indicate gradual changes rather than reflecting dramatic but temporary changes in vacancy or other parameters.

Nbrhood Numb	Nbrhood Name	Vacancy Rate	Nbrhood Numb	Nbrhood Name	Vacancy Rate
5	Downtown	10%	125	Wedgewood	7%
10	Regrade	10%	130	Fremont	7%
15	Lower Queen Anne	7%	135	Leary	7%
20	South Lake Union	10%	140	East Ballard	4%
25	Pioneer Square	10%	145	West Ballard	4%
30	International	10%	150	Greenlake	7%
35	Central District	10%	155	Phinney	7%
40	Madison Park	4%	160	Seward Park	6%
45	Queen Anne	7%	165	Skyway	9%
50	North Queen Anne	7%	170	Rainier Valley	6%
55	Westlake	7%	175	Beacon Hill	8%
60	Eastlake	6%	180	Industrial	8%
65	Capitol Hill	6%	185	Georgetown	8%
70	Montlake	6%	190	South Park	8%
75	Magnolia	8%	195	White Center	9%
80	Interbay	8%	200	Highland Park	9%
85	First Hill	9%	205	Westwood	9%
90	Aurora	8%	215	High Point	9%
95	Lake City	8%	220	Delridge	9%
100	Northgate	8%	225	Junction	9%
105	Crown Hill	4%	230	Alki	9%
110	University	9%	235	Admiral	9%
115	Wallingford	7%	240	Des Moines	11%
120	Ravenna	7%	245	Burien	9%
250	Boulevard Park	9%	360	Bellevue West	9%
255	Sea Tac	9%	365	Bellevue East	9%
260	Midway	11%	370	Kirkland	10%
265	Valley	10%	375	Overlake	9%
270	Federal Way	10%	380	Juanita	9%
275	Federal Way East	10%	385	Bothell	8%
280	Federal Way West	10%	390	Inglewood	9%
285	Auburn	9%	395	Kingsgate	9%
290	Lea Hill	9%	400	Kenmore	9%
295	Algona	9%	410	Ballinger	8%

300	Enumclaw	8%		415	North City	8%
305	Kent	10%		420	Richmond	8%
310	East Hill	10%		425	Woodinville	9%
315	Renton	10%		430	Redmond	9%
320	Benson	10%		440	Carnation	7%
325	Tukwila	9%		445	Fall City	7%
330	Renton Highlands	10%		450	North Bend	7%
335	Newcastle	9%		455	Sammamish	12%
340	Mercer Island	9%		460	Duvall	7%
345	Eastgate	9%		465	Snoqualmie	7%
350	Issaquah	12%		470	Outlying	7%
355	Kennydale	9%		475	Vashon	7%

Expenses

The *Dupre + Scott Apartment Expense Report* was the primary source of expense information. Other sources include information from appeals. The expenses used in the model are shown below. Reserves for replacement are included. Real estate taxes are not included. They are expensed by means of loading the overall rate with a tax rate. The tax rate is the 2004 levy rate expressed as a percentage. The tax rates for 2005 range from .75% to 1.54%. The tax rates include a component for surface water management fees in taxing districts where that applies.

Expenses per Unit (excl. taxes)

Year Built	Units	Central	South	East
< 1951	4 - Plex	\$3,340	\$3,280	\$3,610
	5 - 9	\$3,340	\$3,280	\$3,610
	10 - 19	\$3,600	\$3,530	\$3,880
	20 - 99	\$3,620	\$3,550	\$3,910
	100+	\$3,640	\$3,570	\$3,930
1951 - 1964	4 - Plex	\$3,240	\$3,180	\$3,500
	5 - 9	\$3,240	\$3,180	\$3,500
	10 - 19	\$3,490	\$3,420	\$3,760
	20 - 99	\$3,510	\$3,440	\$3,780
	100+	\$3,530	\$3,460	\$3,810
1965 - 1974	4 - Plex	\$3,200	\$3,140	\$3,450
	5 - 9	\$3,200	\$3,140	\$3,450
	10 - 19	\$3,440	\$3,370	\$3,700
	20 - 99	\$3,450	\$3,390	\$3,730
	100+	\$3,480	\$3,410	\$3,750
1975 - 1984	4 - Plex	\$3,240	\$3,180	\$3,500
	5 - 9	\$3,240	\$3,180	\$3,500
	10 - 19	\$3,490	\$3,420	\$3,760
	20 - 99	\$3,510	\$3,440	\$3,780
	100+	\$3,530	\$3,460	\$3,810
1985 - 1993	4 - Plex	\$3,160	\$3,100	\$3,410
	5 - 9	\$3,160	\$3,100	\$3,410
	10 - 19	\$3,410	\$3,340	\$3,680
	20 - 99	\$3,430	\$3,360	\$3,700
	100+	\$3,460	\$3,390	\$3,730
1994 +	4 - Plex	\$3,270	\$3,200	\$3,520
	5 - 9	\$3,270	\$3,200	\$3,520
	10 - 19	\$3,540	\$3,470	\$3,810
	20 - 99	\$3,560	\$3,490	\$3,840
	100+	\$3,580	\$3,510	\$3,870

The central region is the area from downtown Seattle (includes West Seattle) north to the county line. The south region is everything south of the central region to the south county line. The east region is the area east of Lake Washington and north of Renton.

The table values are further adjusted for:

Atypical heat (i.e., individual heat for buildings older than 1951 and central heat for newer buildings):

This represents the amount considered unrecoverable by increased rent.

+ or - \$150

Pool:

For 4-plexes	+\$375
5 – 9 units	+\$200
10-19 units	+\$100
20-99 units	+\$20
100 + units	+\$12

Elevator:

For 4-plexes	+\$1,200
5 – 9 units	+\$600
10-19 units	+\$300
20-99 units	+\$85
100 + units	+\$55

High-priced Properties:

+ 5% for complexes of 100 or more units and with an effective gross income per unit greater than \$11,500

Average Unit Size:

- 3% for properties with average unit size less than 550 square feet.
- +3% for properties with average unit size greater than 950 square feet.
- +5% for properties with average unit size greater than 1,100 square feet.

Expenses for non-apartment uses:

Commercial	10% of effective gross income
Moorage	25% of effective gross income.

Overall rates and gross income multipliers

The overall rates used in the model were determined using information in the Assessor's sales files and published reports. Because the real estate taxes are not included as an expense a tax rate is added to the overall rate to arrive at the capitalization rate. The figures in the table below are the rates before the tax rate is added. Dividing the net income by the capitalization rate yields the indicated value by the income approach.

An indicated value is also generated by multiplying a gross income multiplier by the potential gross income.

The table below contains the overall rates and gross income multipliers used in the model.

Year Built	# of Units	Overall Rates			Gross Income Multipliers		
		Cent/North	South	East	Cent/North	South	East
Older than 1926	4 - Plex	5.60%	6.90%	5.80%	10.50	8.70	10.40
	5 - 9 Un	5.70%	7.10%	6.00%	10.30	8.20	9.80
	10 - 19 Un	6.00%	7.50%	6.30%	9.20	6.60	8.70
	20 - 99 Un	6.40%	7.80%	6.70%	7.50	6.30	7.70
	100 + Un	6.70%	8.40%	7.10%	6.80	5.80	7.10
1926 - 1945	4 - Plex	5.20%	6.60%	5.40%	12.20	9.10	11.20
	5 - 9 Un	5.30%	6.70%	5.50%	12.00	8.60	10.90
	10 - 19 Un	5.70%	7.10%	5.80%	10.30	8.20	10.40
	20 - 99 Un	5.90%	7.40%	6.00%	9.40	7.00	9.80
	100 + Un	6.30%	7.90%	6.40%	7.70	6.20	7.00
1946 - 1950	4 - Plex	5.40%	6.80%	5.70%	11.80	9.00	10.70
	5 - 9 Un	5.50%	6.90%	5.80%	11.50	8.70	10.40
	10 - 19 Un	5.80%	7.30%	6.10%	9.60	6.80	9.50
	20 - 99 Un	6.10%	7.70%	6.40%	8.40	6.30	7.40
	100 + Un	6.40%	8.00%	6.70%	7.30	5.90	6.80
1951 - 1964	4 - Plex	5.50%	7.10%	5.80%	11.40	8.50	10.40
	5 - 9 Un	5.60%	7.30%	5.90%	11.20	8.10	10.20
	10 - 19 Un	5.90%	7.70%	6.20%	10.30	7.40	9.50
	20 - 99 Un	6.20%	8.10%	6.50%	9.70	6.60	8.70
	100 + Un	6.50%	8.40%	6.80%	8.90	6.10	7.80
1965 - 1974	4 - Plex	5.50%	7.10%	5.80%	11.40	8.50	10.40
	5 - 9 Un	5.60%	7.30%	5.90%	11.20	8.10	10.20
	10 - 19 Un	5.90%	7.70%	6.20%	10.30	7.40	9.50
	20 - 99 Un	6.20%	8.10%	6.50%	9.70	6.60	8.70
	100 + Un	6.50%	8.40%	6.80%	8.90	6.10	7.80
1975 - 1984	4 - Plex	5.40%	6.90%	5.70%	11.80	9.00	10.50
	5 - 9 Un	5.50%	7.00%	5.80%	11.40	8.70	10.20
	10 - 19 Un	5.80%	7.40%	6.10%	10.50	7.90	10.00
	20 - 99 Un	6.10%	7.80%	6.40%	9.60	7.40	9.30
	100 + Un	6.40%	8.10%	6.70%	9.10	6.60	8.70
1985 - 1993	4 - Plex	5.40%	6.90%	5.70%	11.80	9.00	10.50
	5 - 9 Un	5.50%	7.00%	5.80%	11.40	8.70	10.20
	10 - 19 Un	5.80%	7.40%	6.10%	10.50	7.90	10.00
	20 - 99 Un	6.10%	7.80%	6.40%	9.60	7.40	9.30
	100 + Un	6.40%	8.10%	6.70%	9.10	6.60	8.70
1994 +	4 - Plex	5.30%	6.70%	5.40%	11.60	9.40	11.40
	5 - 9 Un	5.40%	6.80%	5.50%	11.20	8.90	10.90
	10 - 19 Un	5.70%	7.20%	5.80%	10.30	7.90	10.00
	20 - 99 Un	6.00%	7.50%	6.00%	9.40	6.90	9.00
	100 + Un	6.30%	8.00%	6.40%	8.90	6.40	8.50

The above rates are further adjusted by the quality and condition of the building as indicated below:

Adjustments:	OAR	GIM
Below Average Quality	+0.60%	-0.75
Above Average Quality	-0.10%	+0.50
Below Average Condition	+0.20%	-0.10
Above Average Condition	-0.12%	+0.10

VALUE SELECTION

The model computes up to six indicators of value for each property (subject sale, income approach, cost approach, multiple regression analysis on sales, gross income multiplier, and weighted value). The weighted value is based on the five other indicators of value. Most weight was placed on the subject sale if there was one. If there was no subject sale, most weight was placed on the income approach. Least weight was placed on the cost approach. In addition the appraiser may select individual comparable sales to be used as a basis for valuing an apartment property. The appraiser may change any of the parameters of the different approaches and may select any total value.

In neighborhoods not scheduled for physical inspection the assessed values were updated without conducting a physical inspection. If the appraisal-sale ratio in a neighborhood was within acceptable limits the value indicated by the method used in the previous year was selected. If the appraisal-sale ratio was not within acceptable limits the indicated value from the income approach in the apartment valuation model was posted to the tax rolls. Properties with extreme valuation increases or decreases, multi-parcel properties, sale properties with proposed values deviating significantly from the sale price, properties with recent appeals, and properties with data problems were checked by appraisers.

APPRAISAL-SALE RATIOS

Appraisal-sale ratios were computed for the apartments in the county. The appraisal-sale ratio is the assessed value divided by the sale price. It measures the level of assessment. The computations were done before and after the valuation process. The raw data is found in addenda “Ratios Before” and “Ratios After”.

Scope of Data

Sales used occurred from 01/02/2002 to 12/30/2004. Rental information was obtained from property owners and from published sources such as COMPS Service. Rents used were collected from January, 2002 through December, 2004. Sales and rental data are contained in the addenda.

Zoning and legal/political consideration

Governmentally imposed restrictions, such as zoning, must be considered in the Assessor's valuation. The Assessor's maps show the zoning for each property and it is also noted in the data kept for each parcel. The source of the zoning information on the Assessor's maps is the various local jurisdictions.

Change in assessed value from previous roll

See Part Two of this report for a listing of the neighborhood names corresponding to the neighborhood numbers below.

	Previous Assessed Value	Proposed Assessed Value	% Change
Physically-inspected Neighborhoods			
Neighborhood 090	\$503,992,400	\$576,335,600	14.35%
Neighborhood 105	\$86,042,500	\$93,564,500	8.74%
Neighborhood 140	\$85,091,300	\$94,081,500	10.57%
Neighborhood 145	\$225,988,100	\$242,309,900	7.22%
Neighborhood 170	\$175,598,300	\$217,317,600	23.76%
Neighborhood 180	\$528,000	\$654,000	23.86%
Neighborhood 185	\$7,342,400	\$7,942,200	8.17%
Neighborhood 190	\$16,030,000	\$16,364,000	2.08%
Neighborhood 195	\$37,412,400	\$44,812,800	19.78%
Neighborhood 200	\$72,243,900	\$81,123,600	12.29%
Neighborhood 205	\$105,567,600	\$115,290,700	9.21%
Neighborhood 340	\$97,406,900	\$117,184,600	20.30%
Neighborhood 420	\$33,802,000	\$37,263,000	10.24%
Portion of Nbrhood 900	\$24,966,000	\$30,402,000	21.77%
Sub-total	\$1,472,011,800	\$1,674,646,000	13.77%

Annually-updated Neighborhoods

Neighborhood 005	\$280,191,300	\$335,725,000	19.82%
Neighborhood 010	\$467,101,200	\$529,656,500	13.39%
Neighborhood 015	\$442,771,100	\$502,995,700	13.60%
Neighborhood 020	\$77,809,500	\$92,080,450	18.34%
Neighborhood 025	\$4,755,000	\$5,251,000	10.43%
Neighborhood 030	\$53,442,000	\$63,193,500	18.25%
Neighborhood 035	\$256,572,000	\$313,943,300	22.36%
Neighborhood 040	\$101,993,800	\$119,384,600	17.05%
Neighborhood 045	\$293,858,200	\$298,650,500	1.63%
Neighborhood 050	\$53,682,900	\$54,343,400	1.23%
Neighborhood 055	\$104,169,867	\$120,911,800	16.07%
Neighborhood 060	\$190,701,100	\$196,238,300	2.90%
Neighborhood 065	\$1,238,482,200	\$1,330,853,500	7.46%
Neighborhood 070	\$22,058,000	\$24,973,000	13.22%
Neighborhood 075	\$112,160,800	\$112,187,800	0.02%
Neighborhood 080	\$175,224,400	\$175,810,000	0.33%
Neighborhood 085	\$471,383,100	\$532,732,772	13.01%
Neighborhood 095	\$385,566,700	\$387,979,100	0.63%
Neighborhood 100	\$209,587,200	\$226,761,200	8.19%
Neighborhood 110	\$448,723,300	\$527,772,300	17.62%
Neighborhood 115	\$212,491,800	\$217,522,600	2.37%
Neighborhood 120	\$75,961,000	\$84,901,500	11.77%

Neighborhood 125	\$129,246,400	\$139,884,900	8.23%
Neighborhood 130	\$177,553,800	\$178,205,700	0.37%
Neighborhood 135	\$43,073,400	\$43,199,400	0.29%
Neighborhood 150	\$138,120,200	\$138,219,500	0.07%
Neighborhood 155	\$81,373,900	\$81,379,800	0.01%
Neighborhood 160	\$7,014,700	\$7,935,800	13.13%
Neighborhood 165	\$64,879,800	\$65,776,900	1.38%
Neighborhood 175	\$108,662,300	\$113,655,000	4.59%
Neighborhood 215	\$5,554,000	\$6,447,000	16.08%
Neighborhood 220	\$18,236,800	\$20,966,600	14.97%
Neighborhood 225	\$200,018,900	\$205,661,300	2.82%
Neighborhood 230	\$130,972,900	\$146,479,000	11.84%
Neighborhood 235	\$79,057,400	\$83,312,100	5.38%
Neighborhood 240	\$47,710,000	\$53,127,000	11.35%
Neighborhood 245	\$282,297,600	\$280,859,400	-0.51%
Neighborhood 250	\$186,695,650	\$207,549,900	11.17%
Neighborhood 255	\$155,111,900	\$154,936,800	-0.11%
Neighborhood 260	\$191,970,400	\$215,805,000	12.42%
Neighborhood 265	\$262,814,000	\$307,168,000	16.88%
Neighborhood 270	\$508,648,300	\$510,079,700	0.28%
Neighborhood 275	\$57,001,400	\$57,001,400	0.00%
Neighborhood 280	\$128,452,000	\$128,452,000	0.00%
Neighborhood 285	\$262,710,500	\$262,708,300	0.00%
Neighborhood 290	\$43,839,400	\$43,839,400	0.00%
Neighborhood 295	\$39,383,000	\$44,674,000	13.43%
Neighborhood 300	\$42,792,200	\$42,792,200	0.00%
Neighborhood 305	\$133,766,000	\$160,461,000	19.96%
Neighborhood 310	\$425,713,400	\$425,713,400	0.00%
Neighborhood 315	\$162,417,700	\$187,129,600	15.22%
Neighborhood 320	\$332,667,400	\$349,020,600	4.92%
Neighborhood 325	\$57,093,500	\$58,832,800	3.05%
Neighborhood 330	\$216,625,000	\$216,625,000	0.00%
Neighborhood 335	\$133,947,000	\$139,115,000	3.86%
Neighborhood 345	\$142,690,400	\$142,688,800	0.00%
Neighborhood 350	\$270,199,600	\$270,198,800	0.00%
Neighborhood 355	\$61,389,500	\$66,285,600	7.98%
Neighborhood 360	\$458,718,200	\$458,975,300	0.06%
Neighborhood 365	\$533,158,900	\$533,177,600	0.00%
Neighborhood 370	\$373,992,900	\$443,084,500	18.47%
Neighborhood 375	\$350,369,800	\$413,505,700	18.02%
Neighborhood 380	\$271,112,600	\$337,590,700	24.52%
Neighborhood 385	\$81,505,500	\$91,618,900	12.41%
Neighborhood 390	\$130,600,000	\$157,521,000	20.61%
Neighborhood 395	\$19,832,000	\$23,465,000	18.32%
Neighborhood 400	\$110,883,200	\$113,237,600	2.12%
Neighborhood 410	\$95,222,000	\$95,950,300	0.76%
Neighborhood 415	\$40,353,000	\$41,508,000	2.86%
Neighborhood 425	\$122,496,000	\$134,137,000	9.50%
Neighborhood 430	\$533,957,700	\$537,398,300	0.64%
Neighborhood 440	\$3,952,800	\$4,263,000	7.85%
Neighborhood 445	\$660,000	\$765,000	15.91%
Neighborhood 450	\$43,452,100	\$54,892,000	26.33%

Neighborhood 455	\$148,072,200	\$148,072,200	0.00%
Neighborhood 460	\$5,119,800	\$5,588,000	9.14%
Neighborhood 465	\$16,599,200	\$20,747,000	24.99%
Neighborhood 470	\$53,330,800	\$64,718,000	21.35%
Neighborhood 475	\$6,621,000	\$8,135,000	22.87%
Portion of Nbrhood 900	\$251,587,500	\$277,118,700	10.15%
Sub-total	\$14,659,984,017	\$15,775,523,322	7.61%
Grand Total	\$16,131,995,817	\$17,450,169,322	8.17%

Land use data used and location of specifics

The land use of each property is recorded in the Assessor's Real Property application. Zoning is recorded on the Assessor's maps and is in the Assessor's database.

Preliminary ratio study

Ratio studies of all areas were performed using the 2004 assessed values (for taxes payable 2005). See addendum "Ratios Before".

Income data and specific location

Actual income and expense surveys were used to determine economic rents, expenses, and capitalization rates. The Assessor also uses published sources of income and expenses.

Part Three -- Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use a token value of \$1,000 is assigned to the improvements.

Land value model description

Land model calibration

Land values are the responsibility of the neighborhood appraisers.

Sales comparison approach model description

A multiple regression equation was formulated and used in the apartment valuation model. See the section “General Description of Methodology” for a description of the model.

Regression

See comments above.

Sales comparison calibration

See the description in the section “General Description of Methodology” for a description of the variables used in the model.

Cost approach model description

The Assessor’s Real Property application computes an indicated cost value for each property. Marshall Valuation Service provided the software that computes the cost value. That value was incorporated into the apartment valuation model.

Cost calibration

The Marshall Valuation Service program determines a value based on building characteristics such as quality, number of stories, etc. Depreciation is computed and a local multiplier for the Seattle area applied.

Income capitalization approach model description

The income model assigned rents to the different unit types, applied vacancy and expense deductions and capitalized the net income into value.

Income approach calibration

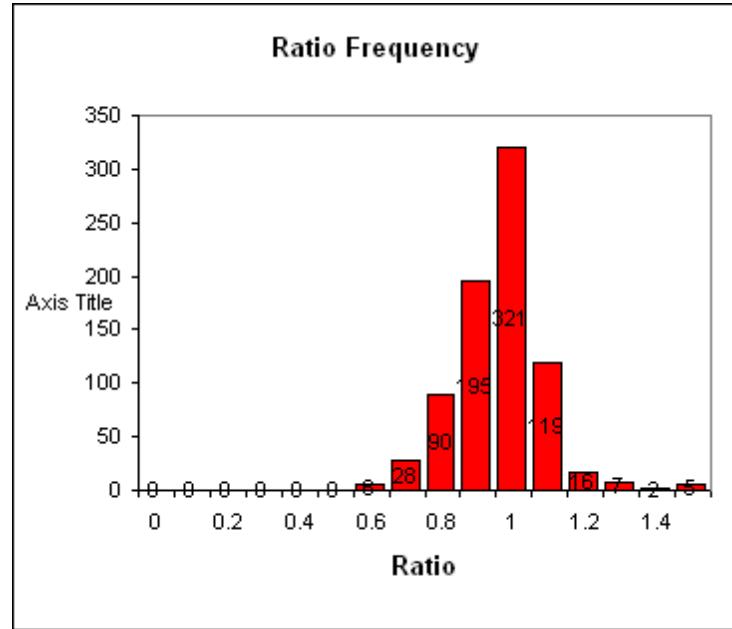
The rents were set by a multiple regression equation described in the section “General Description of Methodology”. In some cases an adjustment factor was applied to the rents to calibrate the model more closely to the market. Vacancy rates varied by neighborhood. Expenses and overall rates were adjusted for area, age, and complex size.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels in the physically inspected areas were individually reviewed by the area appraisers for correctness of the model application before final value was selected. Each appraiser can adjust any or all of the factors used to establish value by the model.

Ratios Before

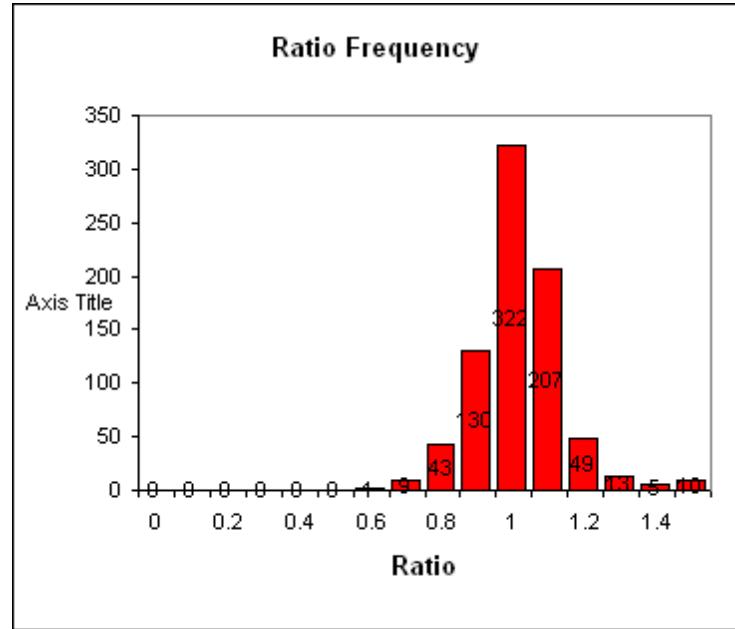
Quadrant/Crew: South Crew	Lien Date: 1/1/2004	Date: 7/14/2005	Sales Dates: 1/2/2002 - 12/30/2004
Area 100	Appr ID: RDAV	Prop Type: Improvement	Trend used?: Y / N N
SAMPLE STATISTICS			
<i>Sample size (n)</i>		1264	
<i>Mean Assessed Value</i>		1,598,800	
<i>Mean Sales Price</i>		1,840,200	
<i>Standard Deviation AV</i>		4,186,018	
<i>Standard Deviation SP</i>		4,930,120	
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>		0.874	
<i>Median Ratio</i>		0.889	
<i>Weighted Mean Ratio</i>		0.869	
UNIFORMITY			
<i>Lowest ratio</i>		0.3626	
<i>Highest ratio:</i>		1.4960	
<i>Coefficient of Dispersion</i>		12.46%	
<i>Standard Deviation</i>		0.1419	
<i>Coefficient of Variation</i>		16.24%	
<i>Price-related Differential</i>		1.01	
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>		0.879	
<i>Upper limit</i>		0.898	
95% Confidence: Mean			
<i>Lower limit</i>		0.866	
<i>Upper limit</i>		0.882	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		9149	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.1419	
Recommended minimum:		32	
<i>Actual sample size:</i>		1264	
Conclusion:		OK	
NORMALITY			
Binomial Test			
# ratios below mean:		581	
# ratios above mean:		683	
<i>Z:</i>		2.84084695	
Conclusion:		<i>Non-normal</i>	
*i.e., no evidence of non-normality			



These figures reflect measurements before posting new values.

Ratios After

Quadrant/Crew: South Crew	Lien Date: 1/1/2005	Date: 7/14/2005	Sales Dates: 1/2/2002 - 12/30/2004
Area 100	Appr ID: RDAV	Prop Type: Improvement	Trend used?: Y / N N
SAMPLE STATISTICS			
<i>Sample size (n)</i>		1264	
<i>Mean Assessed Value</i>		1,743,800	
<i>Mean Sales Price</i>		1,841,100	
<i>Standard Deviation AV</i>		4,742,401	
<i>Standard Deviation SP</i>		4,929,984	
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>		0.937	
<i>Median Ratio</i>		0.950	
<i>Weighted Mean Ratio</i>		0.947	
UNIFORMITY			
<i>Lowest ratio</i>		0.5137	
<i>Highest ratio:</i>		1.7360	
<i>Coefficient of Dispersion</i>		10.60%	
<i>Standard Deviation</i>		0.1367	
<i>Coefficient of Variation</i>		14.59%	
<i>Price-related Differential</i>		0.99	
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>		0.942	
<i>Upper limit</i>		0.959	
95% Confidence: Mean			
<i>Lower limit</i>		0.930	
<i>Upper limit</i>		0.945	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		9149	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.1367	
Recommended minimum:		30	
<i>Actual sample size:</i>		1264	
Conclusion:		OK	
NORMALITY			
Binomial Test			
# ratios below mean:		584	
# ratios above mean:		680	
<i>Z:</i>		2.672083765	
Conclusion:		<i>Non-normal</i>	
*i.e., no evidence of non-normality			



These figures reflect measurements after posting new values.

Area Sales

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	005	094200	1090	5,508	2049687	\$820,000	06/23/04	\$148.87	APARTMENTS	DOC2-24	1	Y	
100	010	066000	0030	13,188	2051932	\$2,750,000	06/25/04	\$208.52	FIFTH AVENUE COURT APTS	DMC-240	1	Y	
100	015	199120	0795	4,215	2027279	\$632,500	03/19/04	\$150.06	CASA DEL REY	NC3-85	1	Y	
100	015	224950	0305	7,238	2085169	\$1,350,000	11/13/04	\$186.52	9 UNIT APARTMENT	L-3 RC	1	Y	
100	015	224950	0320	6,382	1918537	\$1,190,000	10/28/02	\$186.46	9 UNIT APARTMENT	L-3	1	Y	
100	015	387690	0065	18,406	2080584	\$4,575,000	10/29/04	\$248.56	QUEEN ANNE COMMONS	MR	1	Y	
100	015	387690	0230	21,063	2009473	\$3,184,000	12/18/03	\$151.17	MERCER CREST APT	MR	1	Y	
100	015	387990	0580	13,272	1952466	\$2,100,000	04/08/03	\$158.23	LA CASITA	MR	1	Y	
100	015	387990	0710	5,000	1977710	\$890,000	07/30/03	\$178.00	8 UNIT APARTMENT	L-3	1	Y	
100	015	387990	1065	15,120	1975742	\$2,575,000	07/25/03	\$170.30	WEST COAST ARMS	L-3	2	Y	
100	015	387990	1250	2,844	2054786	\$825,000	07/07/04	\$290.08	FOUR PLEX	L-3	1	Y	
100	015	387990	1255	5,616	1962432	\$852,000	05/21/03	\$151.71	5 UNIT APT	L-3	1	Y	
100	015	387990	1755	4,500	2080129	\$775,000	10/22/04	\$172.22	MERCER MANOR	MR	1	Y	
100	015	545730	0410	45,360	1939150	\$6,700,000	02/06/03	\$147.71	100 ROY ST APTS	NC3-40	1	Y	
100	015	545780	0490	2,382	2088194	\$715,000	12/02/04	\$300.17	4-PLEX	L-3	1	Y	
100	015	545780	1275	14,300	2080926	\$1,800,000	10/29/04	\$125.87	CENTURY APARTMENTS	L-3	1	Y	
100	015	545780	1280	6,920	1959215	\$940,000	05/15/03	\$135.84	10 UNIT APARTMENT	L-3	1	Y	
100	015	545780	1595	6,084	1989271	\$845,000	09/17/03	\$138.89	NEEDLS VIEW APARTMENTS	L-3	1	Y	
100	015	545830	0505	5,496	2049281	\$930,000	06/07/04	\$169.21	ZADRA APTS & 2 HOUSES	NC3-40	1	Y	
100	015	545830	0596	8,618	2074184	\$1,400,000	10/01/04	\$162.45	STORE & APARTMENTS	L-3 RC	1	Y	
100	015	545830	0710	7,248	2042545	\$1,365,000	05/25/04	\$188.33	11 UNIT APARTMENT	L-3	1	Y	
100	020	020900	0005	53,898	2048587	\$8,000,000	06/18/04	\$148.43	UNION BAY APTS	SCM 75	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	020	246740	0440	5,812	1894767	\$785,000	06/25/02	\$135.07	APARTMENTS	SCM/R 5	1	Y	
100	030	524780	1865	50,787	2054713	\$6,520,000	07/13/04	\$128.38	INTERNATIONAL HOUSE	IDM-75-	1	Y	
100	030	524780	2420	54,738	1926300	\$11,525,000	12/06/02	\$210.55	MOSAIC APARTMENTS	IDM-75-	1	Y	
100	035	000760	0216	3,088	1960962	\$410,000	05/22/03	\$132.77	5-UNIT APARTMENT	NC2-40	1	Y	
100	035	051900	0280	7,956	1907456	\$995,000	08/20/02	\$125.06	APTS	L-2 RC	1	Y	
100	035	056700	0570	3,014	2073695	\$464,000	09/21/04	\$153.95	4 - PLEX	L-2	1	Y	
100	035	095500	0040	4,860	1993682	\$795,000	09/29/03	\$163.58	6 PLEX	L-3	1	Y	
100	035	095500	0045	2,284	2058713	\$559,600	07/27/04	\$245.01	FOURPLEX	L-3	1	Y	
100	035	095500	0050	3,162	2057170	\$679,500	07/23/04	\$214.90	FOURPLEX	L-3	1	Y	
100	035	095500	0140	3,104	2055048	\$589,000	07/07/04	\$189.76	DUPLEX	SF 5000	1		
100	035	125020	0649	2,256	2067271	\$400,000	08/23/04	\$177.30	FOUR PLEX	L-1	1	Y	
100	035	125020	0715	4,404	1915053	\$350,000	09/27/02	\$79.47	APARTMENT BLDG 6 UNITS	LDT	1	Y	
100	035	225450	1065	3,092	1981068	\$439,500	08/13/03	\$142.14	4 PLEX	L-3	1	Y	
100	035	225450	1120	2,863	1868067	\$500,000	02/12/02	\$174.64	5 UNIT APT	L-1	1	Y	
100	035	225450	1445	4,928	2068687	\$772,000	09/08/04	\$156.66	7 - UNIT APARTMENT	L-1	1	Y	
100	035	304320	0090	6,428	1891576	\$605,000	06/10/02	\$94.12	8-UNIT APT BLDG	NC2/R-4	1	Y	
100	035	341660	0775	4,080	1970559	\$510,500	06/26/03	\$125.12	4-PLEX	SF 5000	1	Y	
100	035	501500	0885	1,480	2092111	\$507,500	12/22/04	\$342.91	4-PLEX	SF 5000	1	Y	
100	035	501500	0905	3,080	2018449	\$644,400	02/11/04	\$209.22	FOURPLEX	SF 5000	1		
100	035	501600	1430	7,599	1869908	\$1,075,000	02/26/02	\$141.47	9-UNIT APT BLDG	L-2	1	Y	
100	035	501600	1910	3,892	2002134	\$400,000	11/14/03	\$102.77	APARTMENT	NC2-40	1	Y	
100	035	501600	1910	3,892	2060208	\$680,000	07/30/04	\$174.72	APARTMENT	NC2-40	1	Y	
100	035	605860	0090	2,748	2014240	\$310,000	01/22/04	\$112.81	4 - PLEX	LDT	1		
100	035	684170	0005	4,268	1945366	\$283,714	03/11/03	\$66.47	APTS	SF 5000	1	Y	
100	035	721740	0950	4,984	1909685	\$533,500	09/11/02	\$107.04	APARTMENT	SF 5000	1	Y	
100	035	722850	1410	2,704	1996365	\$393,500	09/30/03	\$145.53	4 UNIT APARTMENT	SF 5000	1	Y	
100	035	722850	1700		2010139	\$400,000	12/10/03	\$0.00	4-PLEX		1	Y	
100	035	722850	2305	18,396	1897677	\$1,600,000	07/15/02	\$86.98	UNION JAMES APARTMENTS	L-3	2	Y	
100	035	722850	2440	3,150	1901766	\$575,000	07/25/02	\$182.54	APTS	SF 5000	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	035	722850	2570	4,040	1949255	\$505,000	03/27/03	\$125.00	5-PLEX	SF 5000	1	Y	
100	035	723460	0755	9,300	1977460	\$1,225,000	07/29/03	\$131.72	APT	L-1	1	Y	
100	035	723460	0760	2,988	2043456	\$595,000	05/24/04	\$199.13	APT	L-3	1	Y	
100	035	754480	0025	3,500	2005248	\$335,000	11/17/03	\$95.71	6 PLEX	L-1	1	Y	
100	035	794260	1440	3,350	2014390	\$300,000	01/20/04	\$89.55	4 PLEX	SF 5000	1		
100	035	912610	0265	5,714	1928163	\$746,780	12/12/02	\$130.69	6 UNIT APT BLDG	SF 5000	1	Y	
100	035	918720	0355	7,858	2046472	\$1,408,800	06/10/04	\$179.28	(3) FOUR PLEXES	L-1	1		
100	035	936360	0225	3,810	1977821	\$495,000	07/29/03	\$129.92	4 PLEX	SF 5000	1	Y	
100	035	937930	0040	2,627	1918038	\$360,000	10/18/02	\$137.04	VALERIE	L-1	1	Y	
100	035	949770	0065	2,384	1992643	\$605,000	09/25/03	\$253.78	4-PLEX	L-4	1	Y	
100	035	982820	0220	2,604	1902204	\$470,000	08/01/02	\$180.49	4-PLEX	LDT	1	Y	
100	035	982870	2240	3,806	2085409	\$679,000	11/17/04	\$178.40	FIVE UNIT APT	L-2	1	Y	
100	035	982870	2471	13,364	1865907	\$2,000,000	01/28/02	\$149.66	MADISON PARK VIEW APARTMENTS	L-3	2	Y	
100	040	501700	0325	4,068	1959914	\$850,000	05/16/03	\$208.95	FOUR-PLEX & HOUSE	SF 5000	1	Y	
100	040	531810	1155	6,526	1926255	\$1,631,432	12/05/02	\$249.99	10 UNIT APT	L-3	1	Y	
100	040	531910	0230	2,643	1945885	\$625,000	03/14/03	\$236.47	4 UNIT APT	L-3	1	Y	
100	045	080900	3505	3,132	2053655	\$600,000	07/07/04	\$191.57	5 UNIT APT	L-2	1	Y	
100	045	168940	0545	3,650	2033601	\$920,000	04/21/04	\$252.05	4 UNIT APT	SF 5000	1		
100	045	168940	1390	3,276	2019819	\$695,000	02/11/04	\$212.15	APARTMENT	L-2	1	Y	
100	045	168940	1478	3,280	1978263	\$736,900	07/31/03	\$224.66	4-PLEX	L-3	1	Y	
100	045	173180	0535	7,072	1932495	\$1,400,000	01/02/03	\$197.96	LA FONDA APTS	MR	1	Y	
100	045	173280	1435	6,580	1937150	\$1,325,000	01/30/03	\$201.37	9 UNIT APT	L-1	1	Y	
100	045	179450	0545	4,496	1907763	\$750,000	08/30/02	\$166.81	SIX-PLEX	SF 5000	1	Y	
100	045	179450	1035	6,210	1969562	\$1,318,000	06/26/03	\$212.24	THE ELFRIEDA	NC2-40	1	Y	
100	045	179450	1147	2,923	2018140	\$728,000	01/16/04	\$249.06	4-PLEX PLUS SHOP	NC2-40	1	Y	
100	045	265250	1165	4,536	1868108	\$736,000	02/14/02	\$162.26	FOUR PLEX	SF 5000	1	Y	
100	045	302504	9030	11,936	1939561	\$2,035,000	01/24/03	\$170.49	LAKECREST APTS	L-3	1	Y	
100	045	545780	1680	5,760	2086637	\$1,375,000	11/30/04	\$238.72	6 UNIT APARTMENT	L-3	1	Y	
100	045	545780	1712	2,912	1896791	\$875,000	07/01/02	\$300.48	4 UNIT APT	L-3	1	Y	
100	045	545780	1910	6,360	1931218	\$875,000	12/30/02	\$137.58	SHERYL COURT	L-3	1	Y	
100	045	545780	1955	3,640	2011781	\$652,000	12/30/03	\$179.12	5 UNIT APARTMENT	L-3	1	Y	
100	045	609650	0085	40,419	2028583	\$5,800,000	03/30/04	\$143.50	CROSSPOINTE	L-3 RC	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									VISTA				
100	045	616990	0510	13,176	1999231	\$2,300,000	10/30/03	\$174.56	LOMA VISTA APTS	SF 5000	1	Y	
100	045	688990	0125	5,949	2047907	\$990,000	06/16/04	\$166.41	TOWN VIEW APTS	L-3	1	Y	
100	045	692670	0449	4,899	1963732	\$965,000	06/04/03	\$196.98	APARTMENT	L-3	1	Y	
									SIX UNIT				
100	045	701120	0425	3,816	1867760	\$818,000	02/07/02	\$214.36	APARTMENT	L-1	1	Y	
100	050	197220	5175	4,831	2055392	\$812,465	07/08/04	\$168.18	Four-plex and SFR	MIO-37-	1	Y	
100	050	197220	5325	6,789	1972617	\$922,500	07/07/03	\$135.88	APARTMENT	L-3	1	Y	
									THE MARY LYNN APTS				
100	050	197220	5395	4,082	1948461	\$584,400	03/28/03	\$143.17		L-3	1	Y	
100	050	197220	5980	2,184	1955474	\$420,000	04/25/03	\$192.31	FOUR PLEX	L-3	1	Y	
100	050	197220	6940	7,165	2031312	\$1,200,000	04/06/04	\$167.48	VACANT	L-3	1	Y	
100	050	744300	1180	6,921	1862727	\$969,000	01/10/02	\$140.01	MARINE VISTA	L-3 RC	1	Y	
100	050	744300	1210	2,254	2064144	\$450,000	08/17/04	\$199.65	FOURPLEX	L-3 RC	1	Y	
100	055	192930	0625	9,014	1955482	\$1,142,227	04/29/03	\$126.72	MARI JAN APTS	L-3	2	Y	
100	055	192930	0640	4,881	1955488	\$741,500	04/29/03	\$151.92	4-PLEX	L-3	2	Y	
100	055	202370	0080	7,803	2042510	\$1,482,500	05/28/04	\$189.99	APARTMENT	L-3	1	Y	
100	055	338690	0105	161,612	2039654	\$40,390,000	05/18/04	\$249.92	SFR House	C1-65	7	Y	
									UNION VIEW CONDOMINIUMS				
100	055	880990	0005	4,490	1929768	\$390,000	12/16/02	\$86.86		C1-65	1	Y	
									WAVERLY COURT APTS				
100	055	930130	0541	6,208	1883319	\$1,025,000	04/29/02	\$165.11		L-2	1	Y	
									WILLIS OLIVER APTS				
100	060	195970	0040	5,196	1873496	\$1,250,000	03/10/02	\$240.57		L-2 RC	1	Y	
100	060	195970	1220	4,496	2054223	\$775,000	06/25/04	\$172.38	APT BLDG	L-2	1		
100	060	286960	0111	6,336	1926441	\$1,112,500	12/06/02	\$175.58	APARTMENT	C1-65	1	Y	
100	060	290220	0006	3,937	2060918	\$500,000	07/29/04	\$127.00	APARTMENT	L-3	1	Y	
100	060	290220	0085	9,402	1985784	\$1,345,000	09/04/03	\$143.05	TEN UNIT APT	L-2	1	Y	
100	060	290220	0130	3,472	1955447	\$520,000	04/25/03	\$149.77	4-PLEX	L-2	1	Y	
100	060	290220	0135	3,958	1871111	\$650,000	02/26/02	\$164.22	6 UNIT APT	L-2	1	Y	
100	060	290220	0310	9,934	1999052	\$1,400,000	10/31/03	\$140.93	11 UNIT APT	L-3	1	Y	
100	060	290220	0445	13,680	2027872	\$3,162,000	03/29/04	\$231.14	LYNYALE APTS	L-3	1	Y	
100	060	290220	0651	2,956	1982555	\$425,000	08/19/03	\$143.78	4-PLEX	L-3	1	Y	
100	060	290220	0776	2,808	2021711	\$616,000	02/16/04	\$219.37	5 UNIT APT	L-3	1		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	060	290220	0825	6,250	1934695	\$925,000	01/15/03	\$148.00	6-UNIT APT	L-3	1	Y	
100	060	290220	1100	3,670	1882610	\$790,000	04/23/02	\$215.26	LAKE VISTA APT	L-2	1	Y	
100	060	290220	1141	3,444	1865949	\$595,000	01/29/02	\$172.76	4-PLEX	L-2	1	Y	
100	060	290220	1170	3,332	2033149	\$969,300	04/21/04	\$290.91	4-PLEX	L-2	1		
100	060	290220	1211	16,818	1908987	\$2,165,000	09/10/02	\$128.73	23 UNIT APT	L-1	1	Y	
100	060	338390	0075	36,305	2073355	\$6,540,000	09/27/04	\$180.14	LAKE UNION TERRACE	C1-40	1	Y	
100	060	872970	0005	7,843	2051373	\$1,474,000	06/15/04	\$187.94	5 UNIT APT	L-3	2	Y	
100	065	024220	0010	15,826	1919685	\$2,525,000	10/31/02	\$159.55	ANNARON CONDOMINIUMS	L-3	20	Y	
100	065	133680	0030	5,439	1910699	\$865,000	09/12/02	\$159.04	6 - UNIT APTS	SF 5000	1	Y	
100	065	133680	0070	4,048	2061481	\$675,000	08/04/04	\$166.75	ALOHA HOUSE OF WASHINGTON	SF 5000	1	Y	
100	065	133780	0930	2,960	1928581	\$620,000	12/16/02	\$209.46	APARTMENT	L-3	1	Y	
100	065	135530	0025	2,100	1914030	\$510,310	09/23/02	\$243.00	FOURPLEX	L-3	1	Y	
100	065	172880	0030	17,292	1898660	\$2,650,000	07/17/02	\$153.25	QUALMAN APTS	L-3	1	Y	
100	065	180690	0420	9,408	1880957	\$1,427,500	04/17/02	\$151.73	CARLYN APTS	L-3	1	Y	
100	065	180690	0460	3,552	1973613	\$618,700	07/14/03	\$174.18	APARTMENT HOUSE	L-3	1	Y	
100	065	191210	1065	14,198	1906565	\$2,300,000	08/16/02	\$161.99	ALLENDALE APT	L-3	1	Y	
100	065	191210	1100	6,614	1966813	\$1,636,000	06/20/03	\$247.35	EAST LYNN APTS	L-3	1	Y	
100	065	216390	0155	8,038	2074158	\$1,746,400	09/29/04	\$217.27	APARTMENT	L-3	1	Y	
100	065	216390	0195	9,300	2062019	\$1,840,000	08/12/04	\$197.85	SUMMIT TOWER	L-3	1	Y	
100	065	216390	0370	14,814	1940138	\$2,850,000	02/18/03	\$192.39	BEL CREST APTS	L-3	1	Y	
100	065	266300	0565	4,224	1998062	\$790,000	10/23/03	\$187.03	HUBBLE APTS	L-3	1	Y	
100	065	266300	0620	26,910	1919606	\$6,000,000	11/01/02	\$222.97	APARTMENT	L-3	1	Y	
100	065	278460	0060	10,969	2028052	\$1,700,000	03/31/04	\$154.98	THE THOMAS MANOR	L-3	1	Y	
100	065	278460	0070	15,882	1898155	\$2,995,000	07/17/02	\$188.58	LITTLE FIELD	L-3	1	Y	
100	065	278460	0085	5,440	2027734	\$700,000	03/23/04	\$128.68	6 UNIT APT	L-3	1	Y	
100	065	314860	0150	2,000	1954197	\$450,000	04/21/03	\$225.00	FOUR PLEX	MR	1	Y	
100	065	330370	0120	21,681	1893952	\$3,966,185	06/24/02	\$182.93	ASTOR COURT	L-3	1	Y	
100	065	330370	0475	16,427	1963731	\$2,525,500	06/05/03	\$153.74	ANDREWS APARTMENT & 4-PLEX	L-3	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	065	423240	0615	10,196	2067755	\$1,746,500	08/27/04	\$171.29	APARTMENT BLDG 14 UNITS	L-3	1	Y	
100	065	423240	0995	3,648	1889885	\$770,000	06/04/02	\$211.07	SELAINE APTS	SF 5000	1	Y	
100	065	600300	0240	10,758	2083919	\$1,786,900	11/12/04	\$166.10	CHESTER APTS & STORES	NC3-65	1		
100	065	600300	0635	14,242	2086981	\$1,525,000	11/24/04	\$107.08	PINE STREET APARTMENTS	NC3-65	1	Y	
100	065	600300	1255	6,036	2007174	\$1,200,000	12/01/03	\$198.81	ABONITA APTS	MR	1	Y	
100	065	600300	1290	7,920	2086025	\$1,407,500	11/23/04	\$177.71	APT	MIO-105	1	Y	
100	065	600300	1375	8,100	1999208	\$1,350,000	10/05/03	\$166.67	AGINCOURT	NC3-40	1	Y	
100	065	600300	1440	21,870	2030935	\$3,196,000	04/13/04	\$146.14	41-UNIT APTS	L-3	1	Y	
100	065	600300	1484	4,875	1895846	\$795,000	06/24/02	\$163.08	9-UNIT APT	L-3	1	Y	
100	065	600300	1795	9,608	2015854	\$1,550,000	01/28/04	\$161.32	APT	L-3	1	Y	
100	065	600300	1800	7,920	1985720	\$1,450,000	09/03/03	\$183.08	CHEVILLE APTS	L-3	1	Y	
100	065	600300	1820	15,456	2012979	\$2,580,000	01/02/04	\$166.93	MARGAN APTS	L-3	1	Y	
100	065	600300	1920	3,042	1950863	\$567,000	03/21/03	\$186.39	4-PLEX	L-3	1	Y	
100	065	600300	1920	3,042	1934758	\$567,000	01/09/03	\$186.39	4-PLEX	L-3	1		
100	065	600300	2120	31,292	1991117	\$4,500,000	09/25/03	\$143.81	RAMAYANA APTS	MR	1		
100	065	600350	0560	45,452	1926304	\$9,350,000	12/06/02	\$205.71	CARRINGTON APARTMENTS	NC3-65	2	Y	
100	065	600350	1079	18,400	1914744	\$2,550,000	10/08/02	\$138.59	NAGLES 2ND ADD	L-3	1	Y	
100	065	600350	1505	4,071	1882543	\$546,000	04/30/02	\$134.12	FOURPLEX & DUPLEX	L-3	1	Y	
100	065	600350	1625	6,900	1886161	\$995,000	05/17/02	\$144.20	11-UNIT APT	L-3	1	Y	
100	065	600350	1840	5,096	1985560	\$832,500	08/25/03	\$163.36	APARTMENTS	L-3	1	Y	
100	065	666916	0010	14,120	1933489	\$2,900,000	01/10/03	\$205.38	PARKWAY CONDOMINIUMS	L-3	6	Y	
100	065	676270	0205	1,888	2067986	\$538,000	09/01/04	\$284.96	FOURPLEX	L-1	1		
100	065	684770	0410	5,245	1874233	\$500,000	03/15/02	\$95.33	THE STERLING	MR	1	Y	
100	065	684820	0080	15,840	1975744	\$2,575,000	07/25/03	\$162.56	CATALINA APTS	MR	1	Y	
100	065	684820	0110	7,000	1873503	\$1,050,000	03/10/02	\$150.00	APTS	MR	1	Y	
100	065	684820	0145	3,936	1994117	\$800,000	10/06/03	\$203.25	SENNET APT	MR	1	Y	
100	065	684820	0175	10,350	2036655	\$1,800,000	04/27/04	\$173.91	AVERILL APARTMENTS	MR	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	065	684820	0195	3,168	2051376	\$814,125	06/29/04	\$256.98	4 PLEX	MR	1		
100	065	684820	0216	3,640	1900613	\$618,000	07/29/02	\$169.78	APARTMENT	MR	1	Y	
100	065	684820	0311	29,600	1975738	\$4,250,000	07/25/03	\$143.58	BEVERLY 600	L-3	1	Y	
100	065	684820	0395	12,008	2036658	\$1,675,000	04/27/04	\$139.49	CONSUL APT	MR	1	Y	
100	065	684820	0530	7,740	2052040	\$1,000,000	06/21/04	\$129.20	APARTMENT	MR	1	Y	
100	065	684820	0536	3,360	1978196	\$600,000	07/25/03	\$178.57	FOUR PLEX	MR	1	Y	
100	065	684820	0545	10,088	1936704	\$1,550,000	01/28/03	\$153.65	THUNDERBIRD APTS	MR	1	Y	
100	065	684820	0655	3,730	1862334	\$667,500	01/09/02	\$178.95	5 UNITS	MR	2	Y	
100	065	684820	0745	23,330	2035149	\$4,554,840	04/30/04	\$195.24	CASTELLAN	MR	1	Y	
100	065	684820	0835	8,430	1863764	\$1,090,000	01/16/02	\$129.30	APARTMENTS	L-3	1	Y	
100	065	684870	0095	17,900	2003303	\$2,500,000	11/18/03	\$139.66	WINCHESTER APT	MR	1	Y	
100	065	685070	0015	6,312	1945949	\$985,000	03/19/03	\$156.05	LISMORE APTS	L-3	1	Y	
100	065	685070	0045	3,500	2026743	\$775,000	03/24/04	\$221.43	6 UNIT APT	L-3	1	Y	
100	065	685070	0050	6,427	2086990	\$1,330,000	11/30/04	\$206.94	10 - UNIT APT BLDG	L-3	1	Y	
100	065	685070	0460	8,112	2012035	\$1,125,000	12/22/03	\$138.68	APT	MR	1	Y	
100	065	685070	0545	31,157	1883326	\$4,250,000	05/01/02	\$136.41	QUINAULT APTS	MR	1	Y	
100	065	685170	0010	16,396	1975740	\$3,400,000	07/25/03	\$207.37	FAIRHOME APTS	L-3	1	Y	
100	065	685170	0205	5,412	1933487	\$770,000	01/09/03	\$142.28	APT	L-3	1	Y	
100	065	685170	0295	36,480	1864498	\$6,100,000	01/25/02	\$167.21	PARK MANOR APTS	L-3	1	Y	
100	065	685270	0015	6,413	1977596	\$1,698,400	07/17/03	\$264.84	8 - UNIT APT	L-3	2		
100	065	685270	0575	16,379	2015853	\$2,771,800	01/30/04	\$169.23	SWANSONIA APTS	L-3	1	Y	
100	065	723460	0250	4,455	1935806	\$550,000	01/27/03	\$123.46	7 - UNIT APT BLDG	NC3-65	1	Y	
100	065	723460	0665	6,344	1889950	\$990,000	06/03/02	\$156.05	APT	L-3	1	Y	
100	065	783680	0015	3,651	1981757	\$800,000	08/19/03	\$219.12	4 PLEX_(TEARDOWN)	NC3-65	1	Y	
100	065	808040	0175	4,561	2034996	\$705,000	04/24/04	\$154.57	MERTEL APTS	L-3	1	Y	
100	065	872560	0485	13,100	2013542	\$2,050,000	01/16/04	\$156.49	THE ANSONIA	NC3-65	1	Y	
100	065	880490	0030	11,560	1993796	\$2,440,000	09/23/03	\$211.07	HOLLYWOOD COURT APTS	MR	1	Y	
100	065	880490	0100	24,384	2089200	\$3,150,000	12/08/04	\$129.18	PORTER APT	MR	1	Y	
100	065	880490	0720	4,785	2084756	\$875,000	11/09/04	\$182.86	APT	MR	1	Y	
100	065	942140	0025	4,172	1955698	\$710,000	04/23/03	\$170.18	7 - UNIT APARTMENT	NC2-40	1	Y	
100	065	983120	0305	8,710	1943678	\$1,200,000	03/06/03	\$137.77	730 HARVARD AVE	L-3	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
								EAST					
100	065	983120	0315	3,318	2012047	\$1,000,000	01/05/04	\$301.39	APARTMENT	L-3	1	Y	
100	065	983120	0630	5,646	2060299	\$1,533,800	08/02/04	\$271.66	APARTMENT	L-3	1	Y	
100	065	983120	0670	11,072	2016499	\$2,100,000	01/30/04	\$189.67	BROADWAY CREST APTS	L-3	1	Y	
100	070	195970	2463	5,368	1907864	\$852,000	08/29/02	\$158.72	7 UNIT APARTMENT	L-3	1	Y	
100	070	195970	3180	5,517	2005173	\$920,000	11/21/03	\$166.76	Six-Plex	L-3	1	Y	
100	070	195970	3185	3,867	1988873	\$779,000	09/15/03	\$201.45	4 Plex	L-3	1	Y	
100	070	195970	3190	6,764	1994784	\$1,140,000	10/09/03	\$168.54	PORTAGE BAY PLAZA	L-3	1	Y	
100	070	197020	0044	2,524	1985274	\$978,000	09/02/03	\$387.48	APTS/ROWING CLUB	C1-40	1		
100	075	277060	6665	6,098	2019602	\$750,000	02/10/04	\$122.99	7 UNITS APT	L-2	1	Y	
100	075	423540	0010	1,292	1920661	\$277,500	11/04/02	\$214.78	4 PLEX	SF 5000	1	Y	
100	075	423540	0685	2,590	1937077	\$409,000	01/25/03	\$157.92	FOUR PLEX	L-3	1	Y	
100	075	503630	0005	23,967	2088139	\$3,400,000	12/01/04	\$141.86	APTS	L-3	1	Y	
100	075	503630	1000	9,140	1941921	\$1,147,900	02/25/03	\$125.59	APARTMENT	L-3	1	Y	
100	075	682110	0645	13,048	1957494	\$1,320,000	05/05/03	\$101.16	8 - UNIT APT (0650 ALSO)	NC1-30	2	Y	
100	075	701070	0785	1,452	1987211	\$238,000	09/08/03	\$163.91	4 UNIT APT BLDG	SF 5000	1	Y	
100	075	812770	0470	18,264	2076213	\$3,000,000	10/11/04	\$164.26	MAGNOLIA COURT APTS	NC2-40	1	Y	
100	080	037950	0005	5,690	1863115	\$910,000	01/16/02	\$159.93	BAL-ANNE APARTMENTS	L-3 RC	1	Y	
100	080	277060	0065	4,915	2074407	\$850,000	09/16/04	\$172.94	7 APTS & CONVENIENCE STORE	L-3 RC	1	Y	
100	080	277060	0525	3,832	2011778	\$530,000	12/31/03	\$138.31	4 PLEX	L-1	1	Y	
100	080	277060	1765	3,600	1983130	\$493,500	08/14/03	\$137.08	4-PLEX	L-1	1	Y	
100	080	277060	1885	4,941	2020559	\$637,000	02/16/04	\$128.92	WIGINA APTS	L-1	1	Y	
100	080	277060	1885	4,941	2069674	\$1,165,000	08/31/04	\$235.78	WIGINA APTS	L-1	2		
100	080	277060	1920	3,496	1939905	\$530,000	01/20/03	\$151.60	4 PLEX	L-1	1	Y	
100	080	277060	2110	3,720	1950776	\$495,000	03/25/03	\$133.06	FOUR PLEX	L-1	1	Y	
100	080	277060	2410	11,714	2074358	\$1,780,000	10/01/04	\$151.95	MAGNOIA PLACE APTS	L-3	1	Y	

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100	080	277060	2465	3,976	1926130	\$725,000	11/21/02	\$182.34	APARTMENT	L-3	1	Y	
100	080	277060	2470	6,519	2078729	\$938,500	10/25/04	\$143.96	APT	L-3	1	Y	
100	080	277060	3570	4,410	2014433	\$599,000	01/20/04	\$135.83	APARTMENT BLDG 6 UNITS	NC3-40	1	Y	
100	080	277060	3665	12,094	1930867	\$1,690,875	12/27/02	\$139.81	THE SANDPIPER	L-3 RC	1	Y	
100	080	277060	3840	11,012	2065513	\$1,400,000	08/25/04	\$127.13	ALEXANDRIA APTS	NC3-40	1	Y	
100	080	277060	4795	4,973	1983357	\$748,000	08/20/03	\$150.41	PANDORA APTS 9 UNITS	L-3 RC	1	Y	
100	080	277060	4843	4,619	2016845	\$615,000	02/03/04	\$133.15	7 UNIT APT	L-3 RC	1	Y	
100	080	277060	4935	2,295	1919125	\$375,000	10/24/02	\$163.40	FOUR PLEX	L-3 RC	1	Y	
100	080	277110	1885	2,184	1981507	\$361,562	08/12/03	\$165.55	4 PLEX	L-3	1	Y	
100	080	277110	2065	5,213	1884828	\$652,000	05/06/02	\$125.07	6 UNIT APT & RES	L-3	1	Y	
100	080	277110	2130	3,840	2086060	\$560,000	11/24/04	\$145.83	6 UNIT APT	L-3	1	Y	
100	080	277110	2155	3,100	1945474	\$463,800	03/14/03	\$149.61	6 UNIT APT	L-3	1	Y	
100	080	277110	4100	10,467	2013524	\$1,197,100	01/13/04	\$114.37	THORNDYKE WEST	L-3	1	Y	
100	080	277160	1315	3,483	2031818	\$605,000	04/14/04	\$173.70	4 - PLEX	L-3	1	Y	
100	080	277160	1550	3,540	2024305	\$586,000	03/11/04	\$165.54	FIVE UNIT APARTMENT	L-3	1	Y	
100	080	277160	2055	5,841	1877594	\$670,000	04/01/02	\$114.71	GRIFFIN APARTMENTS	L-2	1	Y	
100	080	277160	3450	14,176	2071058	\$1,818,000	09/20/04	\$128.24	LYNN PLAZA APT	L-3	1	Y	
100	080	277160	3540	6,596	2035101	\$985,000	04/28/04	\$149.33	APARTMENT	NC1-40	1	Y	
100	080	277160	3550	16,677	2059314	\$1,910,000	07/01/04	\$114.53	APARTMENT		1	Y	
100	080	277160	4800	5,233	1883205	\$750,000	04/26/02	\$143.32	APARTMENT	L-2	1	Y	
100	085	197820	0025	25,780	1867542	\$4,100,000	02/12/02	\$159.04	THE PARK SENECA	HR	1	Y	
100	085	197820	0340	32,025	1951359	\$4,575,000	04/14/03	\$142.86	SOVREIGN APARTMENTS	HR	1	Y	
100	085	197820	0360	30,640	1964840	\$4,200,000	06/11/03	\$137.08	1020 UNIVERSITY APT	HR	1	Y	
100	085	197820	0445	53,108	1872687	\$10,500,000	03/12/02	\$197.71	COPPERFIELD APTS	HR	2	Y	
100	085	197820	0710	17,300	2062195	\$3,290,600	08/11/04	\$190.21	SAN MARCO APARTMENTS	HR	1	Y	
100	085	197920	0125	218,010	2082463	\$37,300,000	11/09/04	\$171.09	NETTLETON APARTMENTS	HR	1	Y	

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100	085	219760	0710	23,235	1906681	\$4,450,000	08/16/02	\$191.52	THE TERRACE APARTMENTS	MR	3	Y	
100	085	219760	0810	54,736	1926284	\$10,600,000	12/06/02	\$193.66	11th and Jefferson Apartments	MR	6	Y	
100	085	277160	4350	5,320	2058780	\$1,250,000	07/29/04	\$234.96	APARTMENT		1	Y	
100	085	859040	0790	32,604	1938961	\$4,600,000	02/13/03	\$141.09	COBBLESTONE COURT	HR	1	Y	
100	085	859040	0850	27,840	1914841	\$3,890,000	10/04/02	\$139.73	EIGHT TWENTY ON CHERRY	HR	1	Y	
100	085	859040	0850	27,840	2093960	\$4,100,000	12/30/04	\$147.27	EIGHT TWENTY ON CHERRY	HR	1	Y	
100	085	880490	0935	24,080	2015739	\$3,415,000	01/14/04	\$141.82	NEW BELMONT APT	MR	1	Y	
100	090	026300	0235	9,291	1984526	\$1,200,000	08/29/03	\$129.16		L-3	1	Y	
100	090	026300	0320	7,440	2072533	\$1,011,950	09/15/04	\$136.01	11 UNIT APT	L-2	1	Y	
100	090	026300	0350	9,469	2078783	\$1,247,400	10/25/04	\$131.74	ROYAL MANOR	L-2	1	Y	
100	090	030600	0680	5,851	1943864	\$891,000	03/06/03	\$152.28	8-UNIT APT	L-3	1	Y	
100	090	072604	9206	15,958	2018749	\$1,495,000	02/12/04	\$93.68	GLEN EAGLES	R48	1	Y	
100	090	074800	0115	0	1938249	\$610,000	02/04/03	\$0.00	Two triplexes	SF 7200	1		
100	090	099300	0345	5,801	1888370	\$810,000	05/28/02	\$139.63	7 apartment units	L-2	1	Y	
100	090	099300	0425	5,412	2069905	\$650,000	09/15/04	\$120.10	Apartment	L-3	1	Y	
100	090	099300	0725	4,408	1951994	\$579,000	04/11/03	\$131.35	DORLYNN APTS	L-3	1	Y	
100	090	099300	0735	5,633	2037769	\$687,000	05/03/04	\$121.96	MYRTLE V APTS	L-3	1		
100	090	101400	0030	3,800	2066487	\$515,000	08/20/04	\$135.53	8 UNIT APT	C1-40	1		
100	090	164650	0020	5,350	2069378	\$913,750	09/08/04	\$170.79	FRANCIS APT	SF 5000	1	Y	
100	090	178550	0021	7,924	1971273	\$1,150,000	07/01/03	\$145.13	10 UNIT APT	L-3	1	Y	
100	090	178550	0021	7,924	2065338	\$1,029,000	08/25/04	\$129.86	10 UNIT APT	L-3	1	Y	
100	090	192604	9390	139,010	1896193	\$15,500,000	06/24/02	\$111.50	BITTER LAKE HIGHLANDS APTS	L-3 PUD	1	Y	
100	090	282710	0092	19,986	1946563	\$2,310,050	03/19/03	\$115.58	WHITMAN PLACE APTS	R48	1	Y	
100	090	291620	0012	4,620	1862198	\$540,000	01/03/02	\$116.88	7 UNIT APT	L-3	1	Y	
100	090	291820	0061	25,872	1894218	\$3,280,000	06/24/02	\$126.78	GREENWOOD TWO APTS	L-2	2	Y	
100	090	291920	0875	3,600	2031501	\$498,000	04/07/04	\$138.33	7 UNIT APT	NC2-40	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	090	312604	9144	4,411	2067898	\$612,800	08/19/04	\$138.93	2 duplexes	L-2	1	Y	
100	090	336290	0315	2,824	1935446	\$430,000	01/21/03	\$152.27	6 UNIT APT	NC2-40	1		
100	090	344200	0050	22,238	1922716	\$1,715,000	11/14/02	\$77.12	HAMPTON COURT	L-2	1	Y	
100	090	365420	0050	5,021	2088972	\$712,500	12/07/04	\$141.90	4units	L-2	1	Y	
100	090	391840	0165	8,395	2068146	\$970,000	09/03/04	\$115.54	PUGET PANORAMA APT 8-UNITS	L-3	1		
100	090	431070	3090	4,568	2015725	\$634,500	01/22/04	\$138.90	6 UNIT APT	L-3	1	Y	
100	090	604640	0900	8,590	1908313	\$1,335,000	09/03/02	\$155.41	12 UNIT APARTMENT	L-3	2	Y	
100	090	604640	1055	8,622	1913014	\$1,053,000	09/25/02	\$122.13	DOMUS MARIA	L-3	1	Y	
100	090	604640	1110	5,313	2024774	\$525,000	03/10/04	\$98.81	MARITA APARTMENTS	L-3	1	Y	
100	090	614010	0050	9,135	2094170	\$1,247,400	12/20/04	\$136.55	13 UNIT APARTMENT	L-3	1	Y	
100	090	614560	0515	20,628	1862572	\$2,000,000	01/09/02	\$96.96	3 IDENT BLDGS - 36 UNITS	L-2	2	Y	
100	090	614560	0555	5,712	1926455	\$810,000	12/03/02	\$141.81	SEG FROM 61456005650	L-2	2	Y	
100	090	614560	2770	13,535	2082016	\$1,624,000	11/01/04	\$119.99	12 UNIT APT	L-2	1	Y	
100	090	614970	0166	5,040	1926495	\$550,000	12/01/02	\$109.13	5 UNIT APT HOUSE	L-2	1	Y	
100	090	614970	0166	5,040	2053079	\$652,000	06/14/04	\$129.37	5 UNIT APT HOUSE	L-2	1	Y	
100	090	618470	0015	14,472	1897830	\$1,325,000	07/11/02	\$91.56	15 UNIT APT	C1-40	1	Y	
100	090	630000	0220	6,568	2073948	\$585,000	09/28/04	\$89.07	RES & 4 UNIT THSE	L-2	1	Y	
100	090	630000	0360	4,536	2024092	\$480,000	03/10/04	\$105.82	5-PLEX	L-2	1	Y	
100	090	630000	0361	5,442	1865849	\$560,000	01/23/02	\$102.90	6-UNIT APT BLDG	L-2	1	Y	
100	090	630000	0440	7,292	1934163	\$635,000	01/15/03	\$87.08	CHAR - KOOSTA	L-3	1	Y	
100	090	630000	0450	7,292	1939479	\$610,000	02/10/03	\$83.65	CHAR - KOOSTA	L-3	1	Y	
100	090	630000	0515	7,918	2023398	\$827,500	03/05/04	\$104.51	APARTMENT	L-3	1	Y	
100	090	630000	0650	3,412	1908416	\$427,500	09/03/02	\$125.29	APARTMENTS	L-3	1	Y	
100	090	630000	0653	5,192	2000744	\$660,000	10/12/03	\$127.12	ED JOHN APTS	L-3	1	Y	
100	090	630000	0655	6,416	2088447	\$731,700	12/06/04	\$114.04	ECLAIRE APTS	L-3	1	Y	
100	090	643050	0330	13,418	2074395	\$1,648,670	09/22/04	\$122.87	APARTMENTS & OFFICE	NC2-40	1	Y	
100	090	643100	0925	5,456	1992480	\$640,000	10/01/03	\$117.30	BON MICHELLE APARTMENTS	L-2	1	Y	
100	090	643100	0935	4,087	1891906	\$495,000	06/13/02	\$121.12	6 UNIT APT	L-2	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	090	643150	0081	7,546	1872819	\$875,000	03/11/02	\$115.96	10 UNIT APT	L-3	1	Y	
100	090	643150	0331	10,514	1908075	\$1,200,000	09/03/02	\$114.13	SUNSET VIEW APARTMENTS	L-3	1	Y	
100	090	643150	0403	15,090	2010824	\$1,746,500	12/17/03	\$115.74	GREENWOOD MANOR	NC2-40	1	Y	
100	090	645030	0285	3,680	2093111	\$550,000	12/15/04	\$149.46	APARTMENTS	CHECK W	1	Y	
100	090	645030	0315	4,258	1899442	\$475,000	07/22/02	\$111.55	7 UNIT APT BLDG	L-3	1	Y	
100	090	645030	0461	7,718	1873488	\$675,000	03/12/02	\$87.46	FOUR-PLEX + 2 TRIPLEXES	L-2	3	Y	
100	090	645030	0461	2,880	2005696	\$352,500	11/25/03	\$122.40	FOUR-PLEX	L-2	1	Y	
100	090	645030	0475	0	2005694	\$352,500	11/25/03	\$0.00	Fourplex	L-2	1	Y	
100	090	645030	0475	2,378	2087840	\$310,000	12/01/04	\$130.36	Fourplex	L-2	1	Y	
100	090	891100	0225	9,900	1987800	\$1,285,000	09/12/03	\$129.80	HERITAGE SQUARE	L-3	1	Y	
100	090	923190	0300	8,519	1979095	\$1,195,000	08/01/03	\$140.27	NEWLAND CONDO	C1-40	1	Y	
100	090	926720	0100	18,480	1878023	\$2,700,000	04/01/02	\$146.10	STONE AVENUE COURT	L-3	1	Y	
100	090	926720	0155	17,876	1998513	\$2,600,000	10/23/03	\$145.45	APARTMENT	L-3	1	Y	
100	090	926720	0280	8,640	2049157	\$1,168,200	06/21/04	\$135.21	APARTMENT	L-3	2	Y	
100	090	946520	0005	4,772	1864072	\$675,000	01/21/02	\$141.45	APARTMENT	C1-40	1	Y	
100	090	946520	0050	26,580	2020703	\$2,920,000	02/25/04	\$109.86	WINCHESTER ARMS APTS	C1-40	1	Y	
100	090	946520	0125	11,318	2000795	\$1,400,000	10/31/03	\$123.70	GREENWOOD AVE NORTH APTS	C1-40	1	Y	
100	090	952410	0040	8,464	1900547	\$1,160,000	07/29/02	\$137.05	10 UNIT APT	L-3	1	Y	
100	095	075100	0005	9,437	2087367	\$1,322,000	11/29/04	\$140.09	MEADOWBROOK APTS	NC1-30	1	Y	
100	095	145360	1520	3,100	1907108	\$385,000	08/26/02	\$124.19	FOUR PLEX	L-2	1	Y	
100	095	145360	2263	2,116	1895053	\$355,000	06/27/02	\$167.77	FOURPLEX	L-1	1	Y	
100	095	156810	0435	3,500	2009289	\$435,000	12/05/03	\$124.29	4-PLEX		1	Y	
100	095	156810	0685	3,820	1909457	\$390,000	09/10/02	\$102.09	5 UNIT APT	RM 2400	1	Y	
100	095	162604	9080	2,952	1948981	\$367,000	03/27/03	\$124.32	4 - PLEX	NB	1	Y	
100	095	202604	9019	66,263	1906521	\$7,200,000	08/29/02	\$108.66	JACKSON GREENS APTS	L-3	1	Y	
100	095	367050	0220	8,100	2074927	\$725,000	09/23/04	\$89.51	VIKING APTS	R48	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	095	367050	0510	6,446	2093610	\$665,000	12/27/04	\$103.16	APARTMENT	R48	1	Y	
100	095	382170	0008	3,024	1876416	\$374,000	03/23/02	\$123.68	FOUR PLEX	L-3	1	Y	
100	095	382170	0108	5,064	2004186	\$615,000	11/13/03	\$121.45	PETITE MANOR APTS	MR	1	Y	
100	095	399790	0000	4,528	2063411	\$645,000	08/13/04	\$142.45	LAKE CITY TERRACE CONDOMINIUM	L-2	1	Y	
100	095	663290	0073	5,944	2002407	\$680,000	11/12/03	\$114.40	6-UNIT TOWNHOUSE	R48	1	Y	
100	095	674470	0035	19,246	1947958	\$950,000	03/27/03	\$49.36	NORR LAKKEN APTS	RM 900	1	Y	
100	095	679810	0800	12,872	1924570	\$1,700,000	11/26/02	\$132.07	PINEHURST COURT (BLDG-B)	L-2	2	Y	
100	095	766370	0410	30,942	1992448	\$2,775,000	09/25/03	\$89.68	MIRRORWOOD APTS	L-3	1	Y	
100	095	766370	0922	3,980	1948720	\$460,000	03/26/03	\$115.58	CHERIE APARTMENTS	MR	1	Y	
100	095	882290	0395	10,053	2029844	\$1,050,000	04/02/04	\$104.45	LU OMA 11 UNIT APT	L-3	1	Y	
100	095	882290	1010	10,580	2011298	\$985,000	12/30/03	\$93.10	THE PATRICIAN-12 UNITS	L-3 RC	1	Y	
100	095	882290	1160	4,418	2042795	\$530,000	05/20/04	\$119.96	APARTMENT BLDG 6 UNITS	L-3	1	Y	
100	095	882290	1169	5,112	2041209	\$470,000	05/19/04	\$91.94	APARTMENT BLDG 7 UNITS		1	Y	
100	095	882290	1410	0	2055323	\$465,000	07/14/04	\$0.00	fourplex	L-2	1		
100	095	890200	0070	5,250	2010446	\$615,000	12/10/03	\$117.14	APARTMENT	L-3	1	Y	
100	100	292604	9022	17,400	2095458	\$1,750,000	12/22/04	\$100.57	24 UNIT APARTMENT	MR-85	1	Y	
100	100	510140	4530	14,502	1936453	\$2,375,000	01/27/03	\$163.77	MAPLE LEAF VILLA	L-2 RC	1	Y	
100	100	510140	5437	18,374	1947411	\$2,575,000	03/24/03	\$140.14	RM SQUARE APT	L-3	1	Y	
100	100	510140	5448	10,466	1940875	\$1,100,000	02/25/03	\$105.10	OLYMPIC VIEW APTS	L-3	1	Y	
100	100	510140	5455	5,040	1966069	\$564,000	06/13/03	\$111.90	LESLY MANOR APT'S	L-3	1	Y	
100	100	510140	5455	5,040	2086603	\$595,000	11/29/04	\$118.06	LESLY MANOR APTS	L-3	1	Y	
100	100	510140	8819	4,232	2078241	\$515,000	10/21/04	\$121.69	WILDORA APT - 5	SF 5000	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									UNITS				
100	100	546430	0063	9,975	1906829	\$935,000	08/28/02	\$93.73	APARTMENTS	L-3	1	Y	
100	105	226700	0140	9,194	2002333	\$1,125,000	11/04/03	\$122.36	APARTMENT	NC1-30	1	Y	
100	105	226700	0141	8,142	1883930	\$1,000,000	04/25/02	\$122.82	APARTMENT	NC1-30	1	Y	
100	105	226700	0745	2,744	2001867	\$459,000	10/15/03	\$167.27	FOUR PLEX	SF 7200	1	Y	
100	105	270560	0077	12,851	2071764	\$1,675,000	09/21/04	\$130.34	CARESSA COURT APARTMENTS	L-1	1	Y	
100	105	291970	0055	4,500	1958982	\$595,000	05/08/03	\$132.22	APARTMENT	L-3	1	Y	
100	105	291970	0075	4,754	2030711	\$625,000	04/07/04	\$131.47	APT & SFR	L-3	1	Y	
100	105	291970	0085	3,549	2051377	\$450,000	06/23/04	\$126.80	Fourplex	L-3	1	Y	
100	105	394190	0015	3,843	1922924	\$525,000	11/15/02	\$136.61	5 UNIT APT	L-2	1	Y	
100	105	444280	0155	7,072	2015246	\$946,000	01/08/04	\$133.77	10 UNIT APT	L-2	1	Y	
100	105	444730	0026	3,108	2048887	\$536,000	06/21/04	\$172.46	4-PLEX	L-2	1	Y	
100	105	602150	3463	7,080	2015011	\$1,100,000	01/20/04	\$155.37	BAL - CREST APTS	L-3	2	Y	
100	105	602150	3680	4,328	2093104	\$700,000	12/24/04	\$161.74	10 UNIT APT	L-3	1	Y	
100	105	663890	0205	5,876	1999102	\$772,000	10/30/03	\$131.38	7 UNIT APT	L-2	1	Y	
100	105	751500	0127	8,528	2028797	\$910,000	03/25/04	\$106.71	Conlyn Apts		1	Y	
100	105	758870	0349	4,120	1984989	\$553,000	08/29/03	\$134.22	7 UNIT APT	L-2	1	Y	
100	110	092504	9130	3,266	2087349	\$582,000	11/22/04	\$178.20	4-PLEX	L-3	1		
100	110	092504	9236	2,240	1873436	\$620,000	02/27/02	\$276.79	4 PLEX	L-3	1		
100	110	114200	0875	3,931	2074823	\$748,400	09/30/04	\$190.38	APARTMENT	MR	1	Y	
100	110	114500	0325	99,062	2039542	\$19,698,000	05/18/04	\$198.85	Mixed use retail and apartments	C1-65	2	Y	
100	110	209770	0060	4,229	1977715	\$520,000	07/30/03	\$122.96	APT	MR	1	Y	
100	110	409230	0435	1,539	1980667	\$358,000	07/18/03	\$232.62	4-PLEX	L-3	1	Y	
100	110	409230	0910	1,730	1893423	\$290,000	06/18/02	\$167.63	FOUR-PLEX	L-3	1	Y	
100	110	409230	0995	7,093	1898335	\$1,350,000	07/12/02	\$190.33	11 UNIT APT	L-3	1	Y	
100	110	409230	1510	3,285	1906507	\$415,000	08/28/02	\$126.33	6 UNIT APT	L-3	1	Y	
100	110	409230	2025	5,128	2051049	\$800,000	06/23/04	\$156.01	8-PLEX	L-3	1	Y	
100	110	420740	0566	1,570	2053174	\$379,950	07/06/04	\$242.01	4-PLEX	L-3	1		
100	110	522630	0030	23,000	2038634	\$2,800,000	04/23/04	\$121.74	PONDERAY APTS	L-3	1	Y	
100	110	522630	0120	6,240	2073351	\$873,800	09/23/04	\$140.03	APARTMENT	L-3	1	Y	
100	110	567650	0055	3,300	1988398	\$463,888	09/09/03	\$140.57	FOURPLEX	SF 5000	1	Y	
100	110	674670	0655	4,086	1963798	\$657,500	05/14/03	\$160.92	5 UNIT APT	L-1	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	110	717480	0305	4,352	1881551	\$750,000	04/25/02	\$172.33	LEE ANNE APTS	SF 5000	1	Y	
100	110	717480	0600	2,862	2078950	\$610,000	10/18/04	\$213.14	6 APT	L-3	1		
100	110	717480	0800	7,848	1873260	\$800,000	03/11/02	\$101.94	SANDSPRINGS	L-3	1	Y	
100	110	717480	0810	6,422	1873417	\$610,000	03/11/02	\$94.99	8 UNIT	L-3	1	Y	
100	110	871460	0005	13,908	1877021	\$1,440,000	03/28/02	\$103.54	APARTMENT	L-3	1	Y	
100	110	871460	0015	12,900	2038637	\$1,650,000	04/23/04	\$127.91	OUTRIGGER APTS	L-3	1	Y	
100	110	871460	0050	5,908	2035089	\$900,000	04/21/04	\$152.34	7 UNIT APT	NC2-40	1	Y	
100	110	871460	0195	1,890	1939472	\$405,000	02/11/03	\$214.29	5-PLEX	SF 5000	1	Y	
100	110	881740	0120	3,068	1975976	\$650,000	07/17/03	\$211.86	4-PLEX	NC3-65	1	Y	
100	110	881740	0135	3,852	1995812	\$540,000	10/14/03	\$140.19	APARTMENTS	L-3	1	Y	
100	110	881740		8,246	2059018	\$1,478,400	07/28/04	\$179.29	2 Apt bldgs		2	Y	
100	110	882390	2045	12,659	1953510	\$2,185,000	04/22/03	\$172.60	13 UNIT APT BLDG	L-3	1	Y	
100	115	193130	0135	2,621	2078267	\$550,000	10/20/04	\$209.84	THE WALLIMONT	SF 5000	1		
100	115	193130	0285	3,887	1907195	\$665,000	08/28/02	\$171.08	PARK AVENUE	SF 5000	1	Y	
100	115	197220	1725	39,063	2094741	\$6,420,000	12/21/04	\$164.35	NORTHBRIDGE	C1-40	1	Y	
100	115	226150	0125	4,242	2062330	\$725,000	08/11/04	\$170.91	TRIPLEX + SFR	C1-40	1	Y	
100	115	226450	0790	2,384	2013215	\$400,000	11/11/03	\$167.79	4-PLEX	C2-30	1	Y	
100	115	226450	0790	2,384	1955287	\$400,000	04/28/03	\$167.79	4 - PLEX	C2-30	1		
									6-PLEX AND 2 HOUSES				
100	115	226450	1035	5,208	2044867	\$785,000	06/01/04	\$150.73	C1-30	1	Y		
100	115	270860	0010	8,694	1882539	\$1,700,000	04/30/02	\$195.54	18 UNIT APT	L-2	18	Y	
100	115	313120	1910	7,668	1941101	\$912,500	02/12/03	\$119.00	ALLVIEW APTS	NC3-40	1		
100	115	408330	3905	4,544	1960604	\$595,000	05/19/03	\$130.94	FOURPLEX	SF 5000	1	Y	
100	115	408330	6715	8,454	1890775	\$1,100,000	06/05/02	\$130.12	APARTMENT	L-2	1	Y	
100	115	569450	0170	4,500	2060119	\$675,000	07/27/04	\$150.00	5-UNIT APARTMENT		1	Y	
									LA SIENNA APARTMENTS	L-2	1	Y	
100	115	569450	0365	4,040	2057778	\$702,000	07/21/04	\$173.76					
100	115	569450	1005	3,829	2034096	\$570,000	04/22/04	\$148.86	4 PLEX	L-2	1	Y	
100	115	569450	1325	3,918	2071486	\$749,000	09/21/04	\$191.17	5 UNIT APT	L-1	1	Y	
100	115	782120	0365	8,250	2000791	\$1,100,000	11/07/03	\$133.33	APARTMENTS	L-2	1	Y	
100	115	782120	0395	7,112	1891632	\$650,000	06/13/02	\$91.39	APARTMENTS	L-2	1	Y	
100	115	782120	0915	6,300	2042728	\$955,000	05/24/04	\$151.59	APARTMENTS	SF 5000	1	Y	
									DELTA APARTMENTS	L-2	1	Y	
100	115	952110	1635	4,480	2018630	\$575,000	02/09/04	\$128.35					

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100	120	288770	0585	3,264	2015922	\$375,000	01/27/04	\$114.89	FOUR-PLEX	SF 5000	1		
100	120	510140	0450	3,500	2019251	\$460,000	02/16/04	\$131.43	APARTMENT	L-2	1	Y	
100	120	510140	0458	2,900	1930901	\$320,000	12/20/02	\$110.34	APARTMENT	L-2	1	Y	
100	120	510140	0890	5,000	1919181	\$740,000	10/30/02	\$148.00	APARTMENT	L-3	2	Y	
100	120	510140	1950	11,500	1880779	\$1,345,000	04/22/02	\$116.96	APARTMENT	L-3	1	Y	
100	120	510140	1985	3,500	2052170	\$463,000	06/24/04	\$132.29	APARTMENT	C1-65	1	Y	
100	120	510140	1986	3,500	2052175	\$463,000	06/24/04	\$132.29	APARTMENT	C1-65	1	Y	
100	120	510140	2204	22,110	1889036	\$2,075,000	05/31/02	\$93.85	25 UNIT APT	L-3	1	Y	
100	120	510140	4390	8,000	2066464	\$815,000	08/26/04	\$101.88	APARTMENT	L-3	1	Y	
									SAVOR COURT APARTMENTS				
100	120	913810	0470	5,580	1870597	\$795,000	02/22/02	\$142.47		SF 5000	1	Y	
100	120	922140	0195	1,950	2080274	\$395,000	10/27/04	\$202.56	5-PLEX	L-2	1	Y	
100	120	922140	0465	16,092	1946287	\$2,490,000	03/19/03	\$154.74	ROOSEVELT MANOR APTS	NC2-40	1	Y	
100	120	952810	2785	23,864	2013610	\$3,595,000	01/16/04	\$150.65	STRADA 67 APTS	NC3-65	1	Y	
100	125	102504	9113	10,012	1992441	\$1,350,000	09/30/03	\$134.84	APARTMENT BLDG 14 UNITS	L-3	1	Y	
100	125	152504	9001	11,661	2046644	\$2,100,000	06/14/04	\$180.09	VILLAGE MANOR APTS	L-3	1	Y	
100	125	243670	0720	5,293	2011641	\$950,000	12/29/03	\$179.48	7 UNIT APT	L-2	1	Y	
100	125	318010	0035	6,598	2074471	\$750,000	09/28/04	\$113.67	CEDRUS APTS	L-1	1	Y	
100	125	536320	0136	2,800	1942409	\$387,000	02/27/03	\$138.21	FOUR PLEX	NC2-40	1	Y	
100	125	797420	0041	10,754	1894149	\$1,700,000	06/21/02	\$158.08	DOMINO'S PIZZA & 20 APT UNITS	L-2	1	Y	
100	125	807710	0005	5,698	2011275	\$701,000	12/29/03	\$123.03	TERRACE VIEW APTS BLDG #5	L-2	1	Y	
100	130	132430	0130	19,796	1966803	\$3,320,000	06/20/03	\$167.71	VOYAGER VIEW APTS	L-2	1	Y	
100	130	132430	0160	6,171	1983080	\$850,000	08/18/03	\$137.74	9 UNIT MULTI-RES	SF 5000	1	Y	
100	130	193030	0205	4,280	1996414	\$628,000	10/21/03	\$146.73	4 UNIT APT HOUSE	L-1	1	Y	
100	130	193030	0320	8,407	2083665	\$1,541,400	11/04/04	\$183.35	9 UNIT APT HOUSE	L-3	1		
100	130	193030	0330	5,223	2022923	\$886,000	03/08/04	\$169.63	CLIFFSIDE APARTMENTS	L-3	1	Y	
100	130	193130	0775	4,080	2031606	\$510,000	03/19/04	\$125.00	CASCADE MOTEL	C1-40	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	130	193130	1215	4,088	1960650	\$587,500	05/14/03	\$143.71	CINDY MANOR	L-2	1	Y	
100	130	197220	0470	6,632	1886929	\$1,010,000	05/20/02	\$152.29	5 UNIT APARTMENT	L-3	2	Y	
100	130	197220	0715	5,150	1867677	\$915,000	02/08/02	\$177.67	5 UNIT APARTMENT	L-3	1	Y	
100	130	197220	0964	11,690	1930374	\$1,913,835	12/16/02	\$163.72	EVANSTON APARTMENTS	L-3	1	Y	
100	130	197220	1605	15,669	2018016	\$1,695,000	02/05/04	\$108.18	Apartments with Office/Retail	C1-40	1		
100	130	569350	0215	2,472	2084950	\$430,000	11/12/04	\$173.95	4 PLEX	SF 5000	1	Y	
100	130	569400	0270	5,744	1903033	\$930,000	08/12/02	\$161.91	THE 717 APARTMENTS	NC2-40	1	Y	
100	130	569500	0124	4,190	1899797	\$847,000	07/24/02	\$202.15	SURF CLEANERS	NC2-40	2	Y	
100	130	569500	0195	5,355	1896982	\$745,000	07/05/02	\$139.12	QUEST	C1-40	1	Y	
100	130	812970	1020	3,250	1919200	\$440,000	10/29/02	\$135.38	APT	LDT	1	Y	
100	135	276770	1545	18,495	1891869	\$2,150,000	06/06/02	\$116.25	SIXPLEX	L-3	3	Y	
100	135	276770	1595	4,200	2063858	\$645,000	08/09/04	\$153.57	5 UNIT APT	L-3	1	Y	
100	135	276770	1700	2,496	1892760	\$426,000	06/19/02	\$170.67	4-PLEX	L-3	1	Y	
100	135	276770	2185	3,468	1989505	\$345,000	09/13/03	\$99.48	APARTMENTS	IG2 U/6	1	Y	
100	135	276770	3660	3,788	1870435	\$590,000	02/27/02	\$155.76	TALLMAN APTS 8 UNITS	NC3-85	1	Y	
100	135	276770	3715	3,788	1883325	\$600,000	04/27/02	\$158.39	RUSSELL APTS 8 UNITS	NC3-85	1	Y	
100	135	276770	3715	3,788	1907238	\$625,000	08/28/02	\$164.99	RUSSELL APTS 8 UNITS	NC3-85	1	Y	
100	140	045200	0385	2,444	1917722	\$340,000	10/24/02	\$139.12	FOURPLEX	L-1	1	Y	
100	140	045500	0611	3,524	2047306	\$550,000	06/15/04	\$156.07	FOURPLEX	SF 5000	1	Y	
100	140	045500	0611	3,524	1871270	\$350,000	03/01/02	\$99.32	FOURPLEX	SF 5000	1		
100	140	046100	2960	3,678	2024790	\$570,000	03/08/04	\$154.98	9-UNIT APARTMENT	L-2 RC	1	Y	
100	140	046100	3464	2,480	1997565	\$490,000	10/20/03	\$197.58	4 PLEX	L-2 RC	1	Y	
100	140	047500	0160	2,511	1892781	\$466,000	06/19/02	\$185.58	FOURPLEX	L-1	1	Y	
100	140	047500	0160	2,511	2088713	\$580,000	11/30/04	\$230.98	FOURPLEX	L-1	1	Y	
100	140	122503	9002	6,680	2068740	\$1,337,000	09/09/04	\$200.15	GILMAN PARK PLAZA-16 UNITS	L-1	1	Y	
100	140	276760	0625	4,736	1890680	\$615,000	06/05/02	\$129.86	"BON FIVE" - 5 UNIT APT	L-3	1	Y	
100	140	276760	0905	6,199	1897581	\$970,000	07/11/02	\$156.48	9 UNIT APARTMENT	L-3	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	140	276770	4290	4,480	1890643	\$636,000	06/05/02	\$141.96	6 UNIT APT	L-3	1	Y	
									PACIFIC PLACE APTS	L-3	1	Y	
100	140	276770	4350	6,260	2066503	\$960,000	08/26/04	\$153.35	FOURPLEX	L-3	1	Y	
100	140	276810	0540	3,330	2085060	\$575,000	11/15/04	\$172.67	5 PLEX	L-1	1	Y	
100	140	276960	2130	3,640	1997418	\$575,000	10/24/03	\$157.97	6 UNIT APT	SF 5000	1	Y	
100	145	022503	9108	2,888	1999321	\$385,000	10/14/03	\$133.31	4-PLEX	L-1	1	Y	
100	145	047600	0158	7,000	2033150	\$1,050,000	04/19/04	\$150.00	LORELEI APTS	L-2	1	Y	
100	145	047600	0170	6,240	2015497	\$956,225	01/09/04	\$153.24	9 UNIT APT	L-2	1	Y	
100	145	047700	0045	5,336	1975335	\$795,000	07/21/03	\$148.99	FOURPLEX	LDT	1	Y	
									THE BURNING TREE APARTMENTS	NC1-30	1	Y	
100	145	048600	0010	6,153	1876855	\$1,145,000	03/19/02	\$186.09	LOCK VISTA APTS	L-3	1	Y	
100	145	117500	1045	110,800	2013627	\$18,000,000	01/15/04	\$162.45	JENOLA COURT	L-2	1	Y	
100	145	276760	0270	6,600	1937575	\$954,000	01/09/03	\$144.55	10 UNIT APT	LDT	1	Y	
100	145	276760	0360	4,800	1901579	\$650,000	07/25/02	\$135.42	6 UNIT APT	LDT	1	Y	
100	145	276760	0595	4,214	1924901	\$637,000	11/26/02	\$151.16	Triplex & Duplex	LDT	1	Y	
100	145	276760	1760	4,662	1895687	\$600,000	06/21/02	\$128.70	APT 6 UNITS	L-3 RC	1	Y	
100	145	276760	3035	3,592	1878734	\$495,000	04/04/02	\$137.81	4-PLEX		1	Y	
									LOYAL APARTMENTS	L-2	1	Y	
100	145	276760	3685	8,577	2029260	\$1,165,000	03/17/04	\$135.83	6 UNIT APT	L-2	1	Y	
100	145	276760	3725	4,928	1955359	\$580,000	04/24/03	\$117.69	6 UNIT APT	L-2	1	Y	
100	145	276760	3730	5,154	2067278	\$574,000	08/24/04	\$111.37	6 UNIT APT	L-2	1	Y	
100	145	276760	4115	9,236	2056954	\$1,295,000	07/22/04	\$140.21		L-3	2	Y	
100	145	276760	4160	5,222	2060300	\$685,000	08/04/04	\$131.18	6 UNIT MULTIPLE RESIDENCE		1	Y	
									OLD RES CONVERTED TO 4-PLEX	L-3	1		
100	145	276760	4245	1,922	2082092	\$360,000	11/02/04	\$187.30	5 UNIT APARTMENT	L-3	1	Y	
100	145	276760	4450	4,306	1986833	\$510,000	09/05/03	\$118.44	APARTMENT	LDT	1	Y	
100	145	276760	4495	5,400	2015500	\$820,000	01/09/04	\$151.85	8 UNIT APT	L-2	1	Y	
100	145	276760	4625	7,936	2021518	\$895,000	02/25/04	\$112.78	6 UNIT APT	L-3	1	Y	
100	145	276760	4890	3,654	1970276	\$541,000	06/26/03	\$148.06	10 UNIT APT	L-3	1	Y	
100	145	276760	5170	7,700	2067638	\$1,240,000	09/02/04	\$161.04		L-3	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	145	276770	0045	4,590	1992180	\$600,000	09/29/03	\$130.72	KARI APTS	L-3	1	Y	
100	145	276770	0395	2,939	1958576	\$520,000	05/15/03	\$176.93	5 UNIT APT	NC3-65	1	Y	
100	145	276770	0765	21,249	2017784	\$4,861,000	02/11/04	\$228.76	THE LANDMARK	NC3-85	1	Y	
100	145	424290	0240	2,760	2068974	\$584,950	09/03/04	\$211.94	4 PLEX	LDT	1	Y	
100	145	751850	0770	3,932	2009429	\$545,000	12/19/03	\$138.61	6 UNIT APT	NC2-40	1	Y	
100	145	751850	8730	3,131	2066543	\$595,000	08/16/04	\$190.04	4 PLEX	L-2	1	Y	
100	145	751850	8820	2,391	1878016	\$528,000	04/03/02	\$220.83	4 PLEX	SF 5000	1	Y	
100	145	751850	8880	5,625	2067354	\$920,000	09/01/04	\$163.56	11 UNIT APT	L-2	1	Y	
100	145	751850	8895	4,713	2080063	\$650,000	10/27/04	\$137.92	5 UNIT APT	L-2	1	Y	
100	145	751850	8938	30,832	2074180	\$4,400,000	09/27/04	\$142.71	43 UNIT APT	NC1-40	1	Y	
100	150	062504	9071	8,380	1884314	\$1,284,000	05/07/02	\$153.22	4 PLEX PLUS 2 PLEX	L-2	2	Y	
									5 UNIT APT - CONV HSE				
100	150	125720	2915	3,600	2027171	\$628,500	03/24/04	\$174.58		SF 5000	1	Y	
100	150	336240	0890	5,392	1915244	\$837,500	10/09/02	\$155.32	CHANTRECE APTS	L-3	1	Y	
100	150	379700	0227	3,955	2042135	\$545,000	05/26/04	\$137.80	MONA K APARTMENTS	NC3-40	1	Y	
100	150	913710	0905	9,353	2014437	\$1,400,000	01/22/04	\$149.68	10 UNIT APT	L-4	1	Y	
100	150	913710	1760	4,332	1978180	\$775,000	08/01/03	\$178.90	EILEEN APTS	L-4	1	Y	
100	150	952810	0935	4,608	1937697	\$717,000	01/29/03	\$155.60	4 UNIT APT BLDG	L-2	1	Y	
100	150	952810	1155	2,964	2090039	\$605,000	12/01/04	\$204.12	4-PLEX	L-2	1	Y	
100	150	952810	1320	3,487	1912916	\$600,000	09/17/02	\$172.07	4-PLEX	L-3	1	Y	
100	150	952810	1750	4,624	2066480	\$900,000	08/27/04	\$194.64	EAST GREENLAKE APTS	NC2-40	1	Y	
100	150	952810	3900	4,330	1985216	\$690,000	08/26/03	\$159.35	OSWEGO APTS	L-3 RC	1	Y	
100	150	952810	4140	4,150	1964071	\$700,000	05/27/03	\$168.67	5 UNIT APT BLDG	L-3	1	Y	
100	150	952810	4630	6,229	2069665	\$1,240,000	09/13/04	\$199.07	CHERI PLAZA APTS	L-3	1	Y	
100	150	955020	0055	3,936	2054824	\$730,000	07/12/04	\$185.47	8 UNIT APARTMENT	NC1-30	1	Y	
100	155	085000	0270	4,290	2003587	\$650,000	11/16/03	\$151.52	MULTIPLE RESIDENCE	L-3	1	Y	
100	155	287710	0111	3,162	2053800	\$575,000	07/06/04	\$181.85	FOUR PLEX	NC2-40	1	Y	
100	155	952110	0270	3,150	1982771	\$717,500	08/20/03	\$227.78	7 UNIT APT	L-3	1	Y	
100	155	952110	0356	3,340	1898862	\$570,000	07/18/02	\$170.66	MULTIPLE RESIDENCE	L-3	1	Y	
100	155	952110	0860	3,888	2087260	\$707,000	11/29/04	\$181.84	MULTIPLE RESIDENCE	L-3	1	Y	

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100	155	952110	0995	2,210	2052939	\$440,000	07/01/04	\$199.10	5 UNIT APT BLDG	L-2	1	Y	
100	155	952210	0030	12,150	1949820	\$1,600,000	04/01/03	\$131.69	RIDGEVIEW APARTMENTS	L-3	1	Y	
100	165	037200	0015	9,574	1963887	\$750,000	05/30/03	\$78.34	14 UNIT APARTMENT	R18	1	Y	
100	165	217200	0572	2,800	1878784	\$295,000	04/01/02	\$105.36	APT	R24	1	Y	
100	165	217200	0572	2,800	1995381	\$392,000	10/13/03	\$140.00	APT	R24	1	Y	
100	165	768960	0061	3,760	1876560	\$400,000	03/22/02	\$106.38	4 PLEX	R24	1	Y	
100	165	768960	0972	102,944	1906044	\$6,205,500	08/27/02	\$60.28	PARKHILL ESTATES	R24	16	Y	
100	170	110500	0536	6,303	1939111	\$547,800	02/11/03	\$86.91	MICHELLE MANOR	L-3	1		
100	170	110500	0633	8,021	1904292	\$650,000	08/06/02	\$81.04	APTS	NC3-40	1	Y	
									THE FRONTENAC				
100	170	110500	0884	15,680	2040586	\$1,150,000	05/20/04	\$73.34	APTS		1	Y	
100	170	128230	0064	3,908	1944231	\$319,025	03/05/03	\$81.63	4 PLEX	SF 5000	1	Y	
100	170	128230	1445	8,934	2079151	\$850,000	10/14/04	\$95.14	LALUNA APTS	C1-65	1		
100	170	142630	0305	6,702	2093466	\$600,000	12/27/04	\$89.53	APT	L-3	1		
100	170	144350	0006	9,808	1968650	\$700,000	06/25/03	\$71.37	15 UNIT APT	L-3 RC	1	Y	
100	170	149830	2998	3,970	1900989	\$370,000	07/29/02	\$93.20	6 UNIT APT	C1-40	1	Y	
100	170	159460	0080	2,392	2090256	\$275,000	12/14/04	\$114.97	4-PLEX	C1-65	1		
100	170	166250	0018	3,120	1871049	\$300,000	02/27/02	\$96.15	4 PLEX	L-3	1	Y	
100	170	170290	1435	5,362	2050427	\$450,000	06/24/04	\$83.92	APTS	L-3	1		
100	170	170490	0391	2,556	1890384	\$262,500	06/05/02	\$102.70	APTS	NC2/R-4	1	Y	
100	170	170490	0403	17,240	2047875	\$998,900	06/17/04	\$57.94	ADOBE APTS	NC2/R-4	1		
100	170	212370	0010	17,960	1967700	\$1,071,000	06/17/03	\$59.63	EDEN ROC APTS	L-3	2	Y	
100	170	262404	9156	8,008	2018790	\$700,000	02/09/04	\$87.41	HEATHER APTS	L-3	1	Y	
100	170	266050	0328	3,870	2067909	\$325,000	08/26/04	\$83.98	4-PLEX	L-2	1	Y	
100	170	266050	0328	3,870	2050858	\$250,000	06/03/04	\$64.60	4-PLEX	L-2	1		
100	170	272404	9155	3,640	2044267	\$320,000	05/26/04	\$87.91	FOUR PLEX	L-3	1		
100	170	276020	0030	3,290	2032536	\$280,000	04/15/04	\$85.11	6 UNIT APT	L-3	1	Y	
100	170	333300	2990	14,350	2037625	\$1,100,000	05/07/04	\$76.66	APTS	NC3-65	1	Y	
100	170	333600	0310	3,740	2084732	\$370,000	11/09/04	\$98.93	FOURPLEX	L-2	1		
100	170	390410	0267	3,172	1911646	\$353,000	09/23/02	\$111.29	4 PLEX	L-2	1	Y	
100	170	390410	0269	3,172	1918609	\$365,000	10/24/02	\$115.07	4 PLEX	L-2	1	Y	
100	170	712930	4462	4,040	1950367	\$400,000	04/01/03	\$99.01	FOURPLEX	L-2	1	Y	
100	170	712930	4462	4,040	2080145	\$495,000	10/20/04	\$122.52	FOURPLEX	L-2	1	Y	

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100	170	870710	0030	9,976	2062619	\$700,000	07/28/04	\$70.17	12 UNIT APT	L-3	1	Y	
100	175	138980	0026	14,983	1902585	\$1,050,000	08/02/02	\$70.08	APARTMENT	L-3	1	Y	
100	175	149830	0790	4,825	1935278	\$355,000	01/23/03	\$73.58	VERN LYNN APTS	L-2	1	Y	
100	175	149830	0880	2,444	1906526	\$305,000	08/28/02	\$124.80	4 - PLEX	L-2	1	Y	
100	175	367940	0045	17,528	2054658	\$2,538,985	07/02/04	\$144.85	THE COLUMBIAN APTS	L-3	2		
100	175	367940	0545	13,220	2076957	\$1,200,000	10/13/04	\$90.77	VIENNA APTS	L-3	1	Y	
100	175	367940	0565	13,220	1877338	\$950,000	03/28/02	\$71.86	APT	L-3	1	Y	
100	175	388190	0185	2,765	1938153	\$450,000	01/29/03	\$162.75	4 UNIT	L-3	1	Y	
100	175	524880	0630	2,645	2027622	\$414,900	03/25/04	\$156.86	APARTMENT		1	Y	
100	175	713330	0170	4,120	2066903	\$749,950	08/26/04	\$182.03	2-TRIPLEXES	L-2	1	Y	
100	175	713330	0680	3,730	2032216	\$500,000	04/15/04	\$134.05	APARTMENTS	L-2	1	Y	
100	175	754980	0370	1,730	2021012	\$209,000	02/20/04	\$120.81	APARTMENT	SF 5000	1	Y	
100	175	754980	2390	11,250	1885913	\$1,180,000	05/15/02	\$104.89	APARTMENTS	L-1	1	Y	
100	175	766010	0205	6,634	1917358	\$605,000	10/14/02	\$91.20	10 UNIT	L-3	1	Y	
100	175	766060	0040	2,180	1919511	\$260,000	10/25/02	\$119.27	APARTMENTS	L-3	1	Y	
100	175	766060	0045	2,696	1919527	\$290,000	10/25/02	\$107.57	APARTMENTS	L-3	1	Y	
100	175	912200	0331	3,145	1965726	\$359,000	06/05/03	\$114.15	APARTMENT	NC2-40	1	Y	
100	190	732790	0670	7,832	1928154	\$732,800	12/16/02	\$93.56	11 UNIT APT	SF 5000	1	Y	
100	190	788360	0805	3,320	2026379	\$350,000	03/15/04	\$105.42	FOUR-PLEX	L-3	1		
100	190	788360	0840	3,320	1916562	\$275,000	10/15/02	\$82.83	4-PLEX	L-3	1	Y	
100	190	788360	0850	3,320	1907972	\$338,000	08/26/02	\$101.81	4-PLEX	L-3	1	Y	
100	190	788360	4255	2,304	1963173	\$275,000	05/19/03	\$119.36	4 PLEX	L-2	1	Y	
100	190	788360	7705	11,045	1924838	\$790,000	11/26/02	\$71.53	SOUTH CREST	SF 5000	1	Y	
100	190	788360	8350	5,140	1970886	\$455,000	06/30/03	\$88.52	DUPLEX & 8 UNIT APTS	C2-40	1	Y	
100	190	788360	8599	3,920	1866427	\$245,000	02/04/02	\$62.50	VINE APARTMENTS	C2-65	1	Y	
100	195	012303	9061	7,878	2011919	\$595,000	12/26/03	\$75.53	CISTON (5- 1 BD, 5 - 2 BD)	R24	1	Y	
100	195	012303	9355	3,136	2077415	\$298,500	10/05/04	\$95.18	FOUR PLEX (4 - 2 BD)	R18	1	Y	
100	195	329870	0650	5,861	1930518	\$458,000	12/20/02	\$78.14	10 UNIT APT	L-1	1	Y	
100	195	329870	0690	3,004	1987702	\$382,000	09/08/03	\$127.16	4 - PLEX	L-1	1	Y	
100	195	345100	0390	38,080	2027122	\$2,950,000	03/25/04	\$77.47	PARK TERRACE	R48	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	195	630340	0195	3,136	2061815	\$425,000	08/03/04	\$135.52	4-PLEX	R24	1	Y	
100	195	630340	1100	6,167	2042800	\$1,200,000	05/12/04	\$194.58	OFFICE-APARTMENTS	O	1		
100	195	797320	2830	4,059	1990882	\$375,000	09/25/03	\$92.39	HOGLES APTS	CBSO	1	Y	
100	195	935290	0005	5,188	2060780	\$478,000	08/02/04	\$92.14		CHECK W	1	Y	
100	200	211270	0320	6,296	2044182	\$730,000	05/27/04	\$115.95	HOLDEN TERRACE	L-2 RC	1		
100	200	211470	0445	20,790	2003087	\$1,530,000	11/14/03	\$73.59	HOLDEN COURT	L-2	1	Y	
100	200	775050	0005	8,528	2019603	\$690,000	02/20/04	\$80.91	14 UNITS	L-2	1	Y	
100	200	775050	0410	6,456	2086755	\$690,200	11/23/04	\$106.91		SF 5000	2	Y	
100	200	775050	0506	2,622	2066243	\$262,000	08/25/04	\$99.92	4 UNIT	L-3	1		
100	200	797260	4755	3,332	2042150	\$227,000	05/25/04	\$68.13	APARTMENTS	L-2	1		
100	200	797260	4760	3,332	1890430	\$275,000	05/29/02	\$82.53	DUWAMISH BLUFF APTS	L-2	1	Y	
100	200	797260	4760	3,332	2063415	\$367,000	08/12/04	\$110.14	DUWAMISH BLUFF APTS	L-2	1	Y	
100	205	088000	0020	4,064	2029561	\$443,000	04/01/04	\$109.01	FOURPLEX	L-1	1		
100	205	249120	0100	3,184	1986122	\$399,000	08/28/03	\$125.31	5 UNIT APARTMENT	SF 5000	1	Y	
100	205	249120	0925	5,064	1909692	\$472,500	09/12/02	\$93.31	6 UNIT APT	NC2-40	1	Y	
100	205	249120	1025	10,614	2011899	\$875,000	12/30/03	\$82.44	WESTCREST APARTMENTS	L-2	1	Y	
100	205	249120	1040	3,080	2069138	\$350,000	09/07/04	\$113.64	4-PLEX	L-2	1		
100	205	430220	0115	3,607	2069812	\$465,000	09/08/04	\$128.92	FOURPLEX	L-2	1		
100	205	430220	1210	3,290	1955630	\$335,000	04/25/03	\$101.82	4-PLEX	L-2	1	Y	
100	205	436570	0213	11,700	2073473	\$873,400	09/28/04	\$74.65	THE TRENTON-16 UNIT APT	L-2	1	Y	
100	205	789980	0500	4,948	2051933	\$461,100	06/29/04	\$93.19	FOURPLEX & TRIPLEX-TWNH	L-2	1		
100	205	789980	1055	3,952	2075073	\$765,000	09/30/04	\$193.57	6 UNIT APT	L-3 RC	1		
100	205	789980	1065	2,960	2070676	\$325,000	09/13/04	\$109.80	5 PLEX	L-3 RC	1	Y	
100	205	798540	0130	17,661	1913727	\$1,406,500	10/01/02	\$79.64	VACANT	L-2	1	Y	
100	220	177310	0745	3,716	2086970	\$620,000	11/15/04	\$166.85	FOURPLEX	L-2	1	Y	
100	220	177310	0750	0	1883901	\$449,900	05/01/02	\$0.00	TRIPLEX & COM. UNIT	L-2	1	Y	
100	220	177310	0750	3,716	2039943	\$620,000	05/11/04	\$166.85	VACANT	L-2	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	220	177310	0750	3,716	2074410	\$638,000	09/22/04	\$171.69	FOURPLEX	L-2	1		
100	220	177310	1930	2,960	1872959	\$225,000	03/08/02	\$76.01	4-PLEX	NC2-40	1	Y	
100	220	177310	1930	2,960	1969821	\$330,000	06/27/03	\$111.49	4-PLEX	NC2-40	1	Y	
100	220	177360	0080	4,830	2017324	\$449,000	02/05/04	\$92.96	6 UNIT APT	L-2	1	Y	
100	220	343850	2048	2,160	2088753	\$370,000	11/17/04	\$171.30	JAMISON APARTMENTS	SF 5000	1	Y	
100	220	929730	0807	9,508	1920260	\$810,000	11/04/02	\$85.19	THE SPAR APTS	MR	1	Y	
100	225	082600	0145	4,340	1912967	\$450,000	09/30/02	\$103.69	HALLMARK APARTMENTS	L-3	1	Y	
100	225	095200	4005	4,286	1890173	\$648,000	05/30/02	\$151.19	8 - UNIT APT	L-3	1	Y	
100	225	095200	6465	54,912	2054716	\$7,100,000	07/13/04	\$129.30	ALASKA HOUSE	NC3-85	1	Y	
100	225	095200	6705	5,391	2011786	\$875,000	12/23/03	\$162.31	6 UNIT APARTMENT	L-3	1	Y	
100	225	232403	9084	5,424	1960846	\$660,000	05/21/03	\$121.68	SOUND BREEZE	LDT	1	Y	
100	225	232403	9113	2,948	1913300	\$429,000	09/25/02	\$145.52	4-PLEX	L-2	1	Y	
100	225	232403	9137	3,520	1943803	\$415,000	03/07/03	\$117.90	8 UNIT APT BLDG	L-2	1	Y	
100	225	246190	0050	2,646	2006117	\$450,000	12/01/03	\$170.07	5-UNIT APT	NC2-30	1	Y	
100	225	246190	0885	5,161	2076299	\$730,000	10/08/04	\$141.45	CJ APTS	L-3 RC	1	Y	
100	225	271910	0060	4,080	1884841	\$601,400	05/01/02	\$147.40	4 UNIT APT	L-1	1	Y	
100	225	431770	0015	3,944	2080626	\$565,000	10/29/04	\$143.26	8 UNIT APARTMENT	L-2	1	Y	
100	225	612660	0910	6,648	1868753	\$600,000	02/13/02	\$90.25	DORCHESTER APTS	L-3	1	Y	
100	225	612660	0910	6,648	2036831	\$850,000	05/04/04	\$127.86	DORCHESTER APTS	L-3	1	Y	
100	225	612660	0940	4,784	1929068	\$525,000	12/09/02	\$109.74	4 - PLEX	L-1	1	Y	
100	225	762570	0445	7,980	2037329	\$790,000	04/25/04	\$99.00	MEDICAL OFFICES & 2 APTS	NC2-30	1	Y	
100	225	762570	3315	5,298	2052509	\$1,338,345	07/01/04	\$252.61	9-UNIT APT	NC2-30	2		
100	225	762570	3325	7,386	1873353	\$807,500	03/14/02	\$109.33	WEST ARIES APTS	NC2-30	1	Y	
100	225	790470	0016	0	2035831	\$750,000	04/28/04	\$0.00	Fourplex	L-2	1		
100	225	790470	0145	19,553	1924832	\$2,000,000	11/25/02	\$102.29	THE DEERING APARTMENTS	L-3	1	Y	
100	225	929730	0875	4,924	1931934	\$600,000	12/17/02	\$121.85	WEST NINE 9-UNIT APT	MR	1	Y	
100	225	929730	0920	3,270	2013864	\$390,000	01/13/04	\$119.27	4-PLEX	MR	1		
100	225	929730	1915	13,744	2065362	\$2,396,000	08/26/04	\$174.33	16-unit Apartment	MR	1	Y	
100	230	014800	0119	12,882	1890699	\$2,214,000	06/04/02	\$171.87	22 UNIT APT HOUSE	NC1-30	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	230	091300	0015	4,729	2069765	\$700,000	09/13/04	\$148.02	APARTMENT	L-3	1	Y	
100	230	152403	9065	5,061	2051371	\$970,000	06/22/04	\$191.66	4-PLEX	L-2	1		
100	230	156310	0190	5,172	1992337	\$1,400,000	09/25/03	\$270.69	4-PLEX	L-2	1	Y	
100	230	248820	0380	11,496	1930152	\$1,650,000	12/18/02	\$143.53	THE RIVIERA	L-1	1	Y	
100	230	299780	0070	11,268	2040525	\$1,400,000	05/13/04	\$124.25	12 UNIT APT		1	Y	
100	230	431670	0028	3,450	1877986	\$470,000	04/03/02	\$136.23	4 PLEX	L-1	1	Y	
100	230	637200	0071	5,440	2075900	\$1,525,000	10/12/04	\$280.33	SHOREMONT APTS	L-2	1	Y	
100	230	637350	0040	4,530	1862864	\$525,000	01/10/02	\$115.89	6 UNIT APT	SF 5000	1	Y	
									4 PLEX & DUPLEX HOUSE				
100	230	782920	0006	6,426	1962333	\$1,150,000	05/29/03	\$178.96		L-3	2	Y	
100	230	911600	0015	2,754	1992153	\$480,000	09/26/03	\$174.29	4 - PLEX	LDT	1	Y	
100	230	938520	0125	3,300	1929788	\$650,000	12/18/02	\$196.97	4-PLEX	L-2	1	Y	
100	235	608710	0535	8,970	2088651	\$1,473,700	12/07/04	\$164.29	ELLINWOOD APTS	NC2-40	1		
									FOURPLEX/OFFICE-ADDED AFTER SALE				
100	235	719280	0060	2,140	1927121	\$375,000	12/02/02	\$175.23		C1-40	1	Y	
100	235	927220	1465	3,164	1977012	\$560,000	07/03/03	\$176.99	FOURPLEX	L-3	1	Y	
100	240	024600	0061	3,192	1967755	\$242,500	06/23/03	\$75.97	APTS	UH-1800	1	Y	
100	240	024600	0065	3,360	1890943	\$278,000	06/05/02	\$82.74	GROVE APTS	UH-1800	1	Y	
100	240	082204	9077	6,632	2068309	\$680,000	09/01/04	\$102.53	8 UNIT APT	RM-2400	1	Y	
									FOUR PLEX WITH SFR	CHECK W	1	Y	
100	240	082204	9078	6,066	2040581	\$665,000	05/17/04	\$109.63					
100	240	082204	9092	57,802	2051665	\$3,800,000	06/25/04	\$65.74	SPINNAKER LANDING APTS	RM-2400	1		
100	240	082204	9125	4,160	2024863	\$410,000	03/12/04	\$98.56	4-PLEX	RM-2400	1	Y	
100	240	082204	9162	4,368	2063827	\$440,000	08/03/04	\$100.73	LANDMARC IV	RM-1800	1	Y	
									MARINER VILLAGE APTS				
100	240	082204	9177	67,746	2051658	\$5,300,000	06/23/04	\$78.23		RM-2400	1	Y	
100	240	200660	0360	6,030	1960574	\$430,000	05/20/03	\$71.31	DES MOINES COURT APTS	D-C	1	Y	
									CLIFF APTS - 23 UNITS				
100	240	200900	1949	16,100	1962019	\$1,450,000	05/14/03	\$90.06		RM-900	1	Y	
100	240	605240	1275	3,200	1872600	\$338,000	02/28/02	\$105.63	4 PLEX	RM-1800	1	Y	
									APPLETREE PLACE APTS				
100	245	072304	9225	35,841	2044276	\$2,150,000	05/14/04	\$59.99		R48	1	Y	
100	245	072304	9237	2,600	2080617	\$250,000	09/09/04	\$96.15	WEST VIEW	R24	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									APARTMENTS				
100	245	079600	0305	3,196	2045984	\$359,900	05/27/04	\$112.61	FOUR PLEX	R48	1		
100	245	121900	0041	3,330	1923655	\$395,000	11/18/02	\$118.62	4 PLEX	RM-24	1	Y	
100	245	121900	0139	13,375	1939485	\$775,000	02/12/03	\$57.94	TREEHOUSE APTS	RM-24	1	Y	
100	245	122000	0280	4,791	1971758	\$450,000	06/26/03	\$93.93	JUBILEE APARTMENTS	RM-18	1	Y	
100	245	122000	0280	4,791	2028323	\$520,000	03/29/04	\$108.54	JUBILEE APARTMENTS	RM-18	1	Y	
100	245	122000	0360	8,110	2041796	\$925,000	05/20/04	\$114.06		RM-24	2	Y	
100	245	122000	0380	5,736	1971992	\$435,000	07/02/03	\$75.84	ANDREINA VELMA	RM-24	1	Y	
100	245	122000	0945	14,640	1884977	\$925,000	05/10/02	\$63.18	LARU APTS	RM-24	1	Y	
100	245	122000	0945	14,640	2081654	\$1,470,000	11/01/04	\$100.41	LARU APTS	RM-24	1	Y	
100	245	122000	0945	14,640	1930426	\$1,021,000	12/20/02	\$69.74	LARU APTS	RM-24	1		
100	245	122000	1120	5,648	2091779	\$575,000	12/20/04	\$101.81	EIGHT UNIT	RM-24	1	Y	
100	245	122000	1125	5,648	2034041	\$580,000	04/15/04	\$102.69	EIGHT UNIT	RM-24	1	Y	
100	245	122000	1220	5,648	1891666	\$425,000	06/13/02	\$75.25	JENNY MARIE	RM-24	1	Y	
100	245	122000	1305	10,618	1880308	\$850,000	03/27/02	\$80.05	THE TWINS APTS	RM-24	1	Y	
100	245	122100	0430	7,594	1908519	\$588,000	08/14/02	\$77.43	VAN LLOYD APTS	RM-24	1	Y	
100	245	122100	0430	7,594	1962757	\$650,000	05/28/03	\$85.59	VAN LLOYD APTS	RM-24	1	Y	
100	245	176060	0345	10,240	2015309	\$892,000	01/21/04	\$87.11	SUNYDALE APTS	RM-24	1	Y	
100	245	176060	0348	5,531	2069066	\$459,800	09/08/04	\$83.13	Sunnydale Apartments/Office	RM-24	1	Y	
100	245	182304	9066	6,532	1901925	\$515,000	07/26/02	\$78.84	PEAR TREE APARTMENTS	RM-24	1	Y	
100	245	182304	9072	3,328	2051584	\$345,000	06/25/04	\$103.67	4 UNIT APT	RM-24	1	Y	
100	245	182304	9142	3,290	1980385	\$315,000	08/07/03	\$95.74	SOUTHWESTER-4PLEX	RM-24	1	Y	
100	245	182304	9210	3,290	1983225	\$315,000	08/06/03	\$95.74	SOUTHWESTER-4PLEX	RM-24	1	Y	
100	245	190000	0010	4,640	1928139	\$379,000	12/10/02	\$81.68	4PLEX (ONLY 3UNITS LEGAL FOR USE	RM-12	1	Y	
100	245	190000	0014	3,564	1924454	\$325,000	11/20/02	\$91.19	FOUR UNIT APARTMENT	RM-12	1	Y	

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100	245	190000	0135	25,396	1869271	\$1,750,000	02/14/02	\$68.91	THE ROYAL ARMS APARTMENT MOTEL	RM-12	1	Y	
100	245	190000	0200	3,430	1933086	\$310,000	01/07/03	\$90.38	FOUR UNIT APARTMENT	RM-12	1	Y	
100	245	192304	9319	5,626	1914437	\$650,000	09/30/02	\$115.54	LAKE APARTMENT	RM-18	1	Y	
100	245	202304	9028	20,184	1893137	\$1,250,000	06/17/02	\$61.93	THE WALLACE ARMS APTS	RM-24	1	Y	
100	245	202304	9197	18,600	1992445	\$1,700,000	09/29/03	\$91.40	PRINCESS ANNE	RM-24	1	Y	
100	245	202304	9228	14,597	2035887	\$1,125,000	04/27/04	\$77.07	PORTION OF JONRU	RM-24	2	Y	
100	245	202304	9232	8,478	1920736	\$700,000	11/07/02	\$82.57	APARTMENT	RM-24	1	Y	
100	245	202304	9487	55,809	2093452	\$4,300,000	12/29/04	\$77.05	WOODCREST APTS	RM-24	1	Y	
100	245	202304	9524	14,255	1893139	\$875,000	06/17/02	\$61.38	ISLE OF SKYE APTS	RM-24	1	Y	
100	245	292304	9055	19,286	2083030	\$1,595,500	11/10/04	\$82.73	ALDERLANE	CC-2	1		
100	245	292304	9479	72,468	2085574	\$7,485,150	11/22/04	\$103.29	Southwood Apartments	RM-24	1		
100	245	297080	0279	5,638	1885939	\$450,000	05/14/02	\$79.82	APT	RM-12	1	Y	
100	245	297080	0279	5,638	2004147	\$465,000	11/19/03	\$82.48	APT	RM-12	1	Y	
100	245	312304	9103	5,760	1974753	\$460,500	07/09/03	\$79.95	APTS	RM-2400	1	Y	
100	245	312304	9103	5,760	2087479	\$496,400	11/30/04	\$86.18	APTS	RM-2400	1	Y	
100	245	374460	0447	26,460	1872564	\$1,200,000	03/07/02	\$45.35	TRA-LEE APTS	RS-1200	1	Y	
100	245	374460	0448	62,135	1931368	\$3,450,000	12/30/02	\$55.52	JUANITA #2	RM-24	2	Y	
100	245	374460	0555	7,392	2072408	\$455,000	09/09/04	\$61.55	ROBSTONE APTS	RM-24	1	Y	
100	245	374460	0581	6,534	2078755	\$540,000	10/22/04	\$82.64	CASA MIA APTS	R48	1	Y	
100	245	374460	0690	30,680	1979121	\$1,980,000	08/08/03	\$64.54	SHERRI ARMS APTS	R18	1	Y	
100	245	374460	0796	8,359	1889845	\$600,000	06/04/02	\$71.78	ASTRA PLAZA APTS	RM-12	1	Y	
100	245	384160	0016	1,716	1969932	\$238,000	06/30/03	\$138.69	4-PLEX	CN	1	Y	
100	245	433700	0115	8,796	2089863	\$775,000	12/13/04	\$88.11	CASCADE VISTA APTS	CR	1	Y	
100	245	783580	0342	5,985	1974745	\$400,000	07/09/03	\$66.83	WEATHERVANE APTS	RM-24	1	Y	
100	245	783580	0342	5,985	2081781	\$445,800	10/27/04	\$74.49	WEATHERVANE APTS	RM-24	1	Y	
100	245	788960	0925	3,260	2087407	\$425,000	11/19/04	\$130.37	4 PLEX	R48	1		
100	250	004000	0077	3,744	2059570	\$345,000	07/27/04	\$92.15	APTS	HDR	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	250	004000	0087	2,522	2079656	\$297,000	10/22/04	\$117.76	APTS	HDR	1	Y	
100	250	004000	0250	23,596	2028339	\$1,550,000	03/08/04	\$65.69	PACIFIC COURT APTS	HDR	1	Y	
100	250	004000	0327	11,450	2073852	\$1,846,835	09/23/04	\$161.30	VICTORIA ARMS	HDR	3		
100	250	004000	0853	37,784	1886670	\$2,500,000	05/21/02	\$66.17	OL CARA APTS	RC	1	Y	
100	250	004000	0900	67,968	1879335	\$3,700,000	04/11/02	\$54.44	EDGEWOOD APTS	HDR	1	Y	
100	250	004100	0540	2,614	1893741	\$285,500	06/07/02	\$109.22	4-PLEX	HDR	1	Y	
100	250	004100	0545	5,400	2052047	\$570,000	06/29/04	\$105.56	6-PLEX	MDR	1	Y	
100	250	004100	0546	4,320	2051906	\$425,000	06/29/04	\$98.38	4 PLEX	MDR	1		
100	250	004300	0170	28,906	1945737	\$2,250,000	03/11/03	\$77.84	RIVERTON RIDGE APTS	HDR	1	Y	
100	250	004300	0170	28,906	2042544	\$2,500,000	05/26/04	\$86.49	RIVERTON RIDGE APTS	HDR	1	Y	
100	250	004300	0200	39,648	1903562	\$2,950,000	08/13/02	\$74.40	AMBASSADOR GARDEN APTS	HDR	1	Y	
100	250	004300	0218	12,288	1899533	\$950,000	07/19/02	\$77.31	PARKING FOR APT	HDR	4	Y	
100	250	004300	0218	12,288	1987423	\$1,250,000	09/11/03	\$101.73	4-PLEX	HDR	4	Y	
100	250	004300	0250	3,654	1883188	\$326,500	04/26/02	\$89.35	4-PLEX	MDR	1	Y	
100	250	004300	0262	3,654	1929026	\$400,000	12/09/02	\$109.47	4-PLEX	MDR	1	Y	
100	250	004300	0264	3,654	1867595	\$300,300	02/05/02	\$82.18	4-PLEX	MDR	1	Y	
100	250	013300	0535	4,020	1977284	\$285,000	07/31/03	\$70.90	BRIGHTWOOD MANOR APTS	R24	1	Y	
100	250	042304	9028	7,396	1944209	\$545,000	03/07/03	\$73.69	APARTMENTS	R24	1	Y	
100	250	042304	9028	7,396	2048643	\$575,000	06/18/04	\$77.74	APARTMENTS	R24	1	Y	
100	250	042304	9170	8,250	1993714	\$1,160,000	10/01/03	\$140.61	CANYON VIEW APTS	R24	1	Y	
100	250	092304	9417	7,175	1896509	\$500,000	07/03/02	\$69.69	FAIRWAY ARMS APTS	R18	1	Y	
100	250	098500	0285	3,409	2083557	\$365,000	10/29/04	\$107.07	FOUR PLEX	R18	1		
100	250	098500	0886	5,521	2035678	\$590,000	04/29/04	\$106.86	BOULEVARD PARK APTS	R24	1	Y	
100	250	152304	9006	11,915	2078553	\$1,000,000	10/19/04	\$83.93	SOUTHCENTER SATELLITE II	MDR	1	Y	
100	250	161000	0025	2,556	2091445	\$200,000	12/16/04	\$78.25	FOURPLEX	MDR	1	Y	
100	250	172304	9074	4,499	1870037	\$376,400	02/21/02	\$83.66	APTS	RM-18	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	250	553720	0117	8,448	2078633	\$820,000	10/19/04	\$97.06	SOUTHCENTER SATELLITE APTS	MDR	1		
100	250	562420	0436	21,480	1963059	\$1,230,000	05/29/03	\$57.26	PARK DES MOINES APTS	R24	1	Y	
100	250	562420	0439	3,232	1871692	\$275,000	02/27/02	\$85.09	4-PLEX	R24	1	Y	
100	250	562420	0441	3,232	1861415	\$267,000	01/03/02	\$82.61	4-PLEX	R24	1	Y	
100	250	562420	0442	3,232	1865031	\$269,950	01/27/02	\$83.52	4-PLEX	R24	1	Y	
100	250	562420	0631	93,732	2086601	\$10,210,000	11/29/04	\$108.93	PARK SOUTH APTS	R18	1	Y	
100	250	562420	0670	83,256	2086604	\$9,290,000	11/29/04	\$111.58	PARK SOUTH PHASE II	R18	1	Y	
100	250	640460	0075	5,964	1884251	\$300,000	05/06/02	\$50.30	APT	UL-7200	1	Y	
100	250	735860	0005	30,128	1999700	\$2,100,000	10/31/03	\$69.70	SIERRA SUE APTS	HDR	4	Y	
100	255	207680	0010	3,996	1884842	\$297,500	05/03/02	\$74.45	4 PLEX	UM-3600	1	Y	
100	255	207680	0010	3,996	1925996	\$410,000	11/20/02	\$102.60	4 PLEX	UM-3600	1	Y	
100	255	342304	9305	79,326	2064603	\$4,310,000	08/24/04	\$54.33	PINE RIDGE APTS	UH-900	1	Y	
100	255	344500	0006	11,282	2055423	\$1,000,000	07/09/04	\$88.64	ANGLE CREST APTS	UH-1800	1	Y	
100	255	537980	1100	21,360	1968858	\$1,325,000	06/26/03	\$62.03	GLENVUE APTS	UH-900	1	Y	
100	255	537980	1260	30,711	1918976	\$1,500,000	10/29/02	\$48.84	INNSBRUCK APTS	UH-900	1	Y	
100	255	537980	1440	6,500	1955531	\$662,500	04/18/03	\$101.92	CRESTVIEW TERRACE APTS	UM-2400	1	Y	
100	255	810860	0602	64,759	1987957	\$4,757,500	09/05/03	\$73.46	SUNNYDALE APARTMENTS	HDR	3	Y	
100	255	870960	0036	3,376	1948987	\$294,000	03/27/03	\$87.09	FOURPLEX	UM-2400	1	Y	
100	260	092204	9100	8,626	2029654	\$610,000	03/15/04	\$70.72	SOUTHWIND APTS	UH-900	1	Y	
100	260	162204	9022	69,570	1941874	\$5,270,000	02/26/03	\$75.75	ALLISON PARK APARTMENTS	RM-1800	1	Y	
100	260	162204	9195	19,730	2080548	\$1,890,000	10/20/04	\$95.79	HARBOR GATE APTS	RM-900	1	Y	
100	260	215640	0204	55,914	2051886	\$4,913,000	06/28/04	\$87.87	SEA FOX	RM-900	1	Y	
100	260	250060	0135	7,560	1902412	\$495,000	08/06/02	\$65.48	VILLETTTE APTS	RM-1800	1	Y	
100	260	250060	0150	3,196	1888925	\$310,000	05/29/02	\$97.00	FOUR PLEX	RM-1800	1	Y	
100	260	250060	0153	3,196	2037693	\$352,000	05/07/04	\$110.14	4-PLEX	RM-1800	1	Y	
100	260	250060	0206	20,707	1910703	\$1,725,000	09/17/02	\$83.31	RAINTREE APTS	RM-1800	1	Y	
100	260	250060	0222	6,660	1974792	\$445,000	07/21/03	\$66.82	APARTMENTS	RM-1800	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	260	250060	0435	23,840	2015988	\$1,940,000	01/27/04	\$81.38	ALA MARIA APTS 44 UNIT	MR-H	1	Y	
100	260	250060	0543	5,896	1883355	\$460,000	04/29/02	\$78.02	BRIARWOOD APTS 16 UNIT	GC	1	Y	
100	260	250060	0543	5,896	1925895	\$650,000	11/21/02	\$110.24	BRIARWOOD APTS 16 UNIT	GC	1	Y	
100	260	272420	0796	4,452	2091303	\$520,000	12/09/04	\$116.80	FOUR PLEX	RM-1800	1	Y	
100	260	272420	0920	3,740	2041139	\$389,000	05/17/04	\$104.01	FOUR PLEX		1	Y	
100	260	272420	1365	3,788	2041827	\$392,500	05/20/04	\$103.62		RM-1800	1		
100	260	360240	0038	3,436	1867346	\$293,900	02/04/02	\$85.54	4 - PLEX	RM-2400	1	Y	
100	260	360300	0151	3,628	2070622	\$390,000	09/14/04	\$107.50	4 - PLEX	RM-2400	1	Y	
100	260	360300	0152	3,628	1939257	\$295,000	02/11/03	\$81.31	4 - PLEX	RM-2400	1	Y	
100	260	360300	0152	3,628	2065532	\$390,000	08/23/04	\$107.50	4 - PLEX	RM-2400	1		
100	260	360300	0160	3,628	1939259	\$295,000	02/11/03	\$81.31	MV II APTS	RM-2400	1	Y	
100	260	360300	0160	3,628	2087393	\$399,950	11/26/04	\$110.24	MV II APTS 4 PLEX	RM-2400	1	Y	
100	260	360300	0280	3,966	2012661	\$398,500	01/06/04	\$100.48	4 PLEX	RM-2400	1	Y	
100	260	360300	0310	4,000	2043206	\$391,000	05/25/04	\$97.75	4 PLEX	RM-2400	1	Y	
									MT. RAINIER TERRACE CONDOMINIUMS				
100	260	570240	0005	36,800	1863979	\$2,400,000	01/15/02	\$65.22		RM-2400	1	Y	
100	260	782720	0020	2,600	2067458	\$319,500	08/13/04	\$122.88	FOUR PLEX	RM-1800	1	Y	
100	260	782720	0030	2,600	2068749	\$319,500	08/13/04	\$122.88	4-PLEX	RM-1800	1	Y	
100	260	929290	0020	3,136	1899497	\$284,000	07/12/02	\$90.56	FOURPLEX	MR-M	1	Y	
100	260	929290	0020	3,136	2026055	\$270,000	03/05/04	\$86.10	FOURPLEX	MR-M	1	Y	
100	260	929290	0030	2,716	2014640	\$270,000	01/22/04	\$99.41	FOURPLEX	MR-M	1	Y	
100	260	929290	0050	2,716	1951010	\$270,000	04/04/03	\$99.41	FOURPLEX	MR-M	1	Y	
100	260	929290	0090	2,716	2056988	\$260,000	07/22/04	\$95.73	FOURPLEX	MR-M	1		
100	260	929290	0220	2,716	1992818	\$281,000	09/22/03	\$103.46	FOURPLEX	MR-M	1	Y	
100	260	929290	0230	2,716	2002900	\$285,000	11/14/03	\$104.93	FOURPLEX	MR-M	1	Y	
100	260	929290	0240	3,416	2005486	\$345,000	11/20/03	\$101.00	FOURPLEX	MR-M	1		
100	260	929290	0290	2,716	2012832	\$265,000	12/30/03	\$97.57	FOURPLEX	MR-M	1	Y	
100	265	142204	9050	252,206	1990775	\$23,015,000	09/26/03	\$91.25	ISLAND PARK APT	MR-G	1	Y	
100	265	222204	9018	191,536	1945860	\$13,643,016	03/18/03	\$71.23	LAKE FENWICK ESTATES	MR-M	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	265	383200	0218	7,380	1934256	\$765,000	01/15/03	\$103.66	SMOKE TREE COURT	MR-M	1	Y	
100	265	383200	0218	7,380	2037159	\$790,000	04/26/04	\$107.05	SMOKE TREE COURT	MR-M	1	Y	
100	265	543620	0360	5,824	1883659	\$395,000	04/19/02	\$67.82	SKYVIEW APTS	GC	1	Y	
100	265	543620	0360	5,824	1978798	\$265,000	08/05/03	\$45.50	SKYVIEW APTS	GC	1	Y	
100	265	775780	0074	1,960	2018761	\$299,000	02/06/04	\$152.55	4-PLEX	GWC	1	Y	
100	265	775980	0030	2,468	1890177	\$340,000	05/20/02	\$137.76	BOUVIER APTS	GWC	1	Y	
100	265	936060	0256	156,470	1912566	\$11,600,000	09/20/02	\$74.14	MALLARD POINTE	R4	1	Y	
100	270	072104	9131	154,068	1874626	\$10,384,000	03/22/02	\$67.40	THE "COLONY" APTS	RM3600	1	Y	
100	270	072104	9203	41,452	1977491	\$2,374,396	07/27/03	\$57.28	NORTH VIEW TERRACE APTS	RM2400	1	Y	
100	270	082104	9106	308,136	1985255	\$23,250,000	08/26/03	\$75.45	GREYSTONE MEADOWS APTS	RM2400	1	Y	
100	270	082104	9138	9,371	1888146	\$850,000	05/24/02	\$90.71	LAKE APARTMENTS	PO	1	Y	
100	270	092104	9197	6,000	2019051	\$620,000	02/18/04	\$103.33	TWO 4-PLEX & HOUSE	RM2400	1	Y	
100	270	132201	0180	4,096	2007915	\$320,000	12/12/03	\$78.13	CAMPUS VIEW FOURPLEX	CHECK W	1	Y	
100	270	132201	0270	2,784	1959023	\$270,000	05/12/03	\$96.98	CAMPUS VIEW FOURPLEX	RM2400	1	Y	
100	270	132201	0290	3,904	2084179	\$340,000	11/12/04	\$87.09	CAMPUS VIEW FOURPLEX	RM2400	1		
100	270	132201	0320	3,600	1906098	\$250,000	08/26/02	\$69.44	CAMPUS VIEW FOURPLEX	RM2400	1	Y	
100	270	132202	0040	3,904	1889439	\$263,000	05/28/02	\$67.37	PANTHER LAKE FOURPLEX	RM2400	1	Y	
100	270	132202	0050	3,904	1907358	\$285,000	08/22/02	\$73.00	PANTHER LAKE FOURPLEX	RM2400	1	Y	
100	270	132202	0080	2,712	1987897	\$309,300	08/28/03	\$114.05	PANTHER LAKE FOURPLEX	RM2400	1		
100	270	132202	0130	3,056	1874726	\$264,000	03/15/02	\$86.39	PANTHER LAKE FOURPLEX	RM2400	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	270	132202	0140	2,784	2093039	\$290,700	12/17/04	\$104.42	PANTHER LAKE FOURPLEX	RM2400	1	Y	
100	270	132202	0150	3,056	2014596	\$296,000	01/22/04	\$96.86	PANTHER LAKE FOURPLEX	RM2400	1	Y	
100	270	132202	0180	3,056	1948745	\$270,000	03/26/03	\$88.35	CAMPUS VIEW DIV #3	RM2400	1	Y	
100	270	132202	0180	3,056	2031379	\$310,000	04/08/04	\$101.44	CAMPUS VIEW DIV #3	RM2400	1	Y	
100	270	132202	0230	3,904	1970436	\$316,000	06/21/03	\$80.94	PANTHER LAKE 4 PLEX	RM2400	1		
100	270	132202	0310	3,904	2032222	\$310,000	04/14/04	\$79.41	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	132202	0330	4,096	2038014	\$325,000	05/03/04	\$79.35	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	132202	0400	2,712	2035687	\$335,000	04/26/04	\$123.53	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	132202	0410	3,904	1906759	\$270,000	08/26/02	\$69.16	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	132202	0450	3,904	2023921	\$321,000	03/03/04	\$82.22	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	132202	0490	2,784	2064777	\$284,990	08/19/04	\$102.37	PANTHER LAKE FOURPLEX	RM2400	1	Y	
100	270	132202	0660	3,600	2034880	\$322,500	04/25/04	\$89.58	PANTHER LAKE 4 PLEX	RM2400P	1	Y	
100	270	132202	0690	3,904	1978043	\$317,000	07/21/03	\$81.20	PANTHER LAKE 4 PLEX	RM2400	1	Y	
100	270	255817	0030	5,196	2018495	\$420,000	02/06/04	\$80.83	1727 APTS	RM1800	1	Y	
100	270	255817	0100	3,325	1866126	\$253,000	01/18/02	\$76.09	FIRETREE TEN	RM1800	1	Y	
100	270	255817	0100	3,325	1993728	\$300,000	09/23/03	\$90.23	FIRETREE TEN	RM1800	1	Y	
100	270	332204	9017	222,370	1934906	\$15,550,000	01/22/03	\$69.93	THE POINTE AT REDONDO (226 UNITS	RM3600	3	Y	
100	270	332204	9042	53,352	2093110	\$2,790,000	12/29/04	\$52.29	SALTWATER PARK APT	RM1800	1		
100	270	552900	0070	4,008	2070187	\$320,000	09/14/04	\$79.84	FOUR PLEX	RM1800	1		
100	270	552900	0080	4,008	1863411	\$365,000	01/18/02	\$91.07	FOUR PLEX	RM1800	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	270	552900	0080	4,008	1957694	\$375,000	05/08/03	\$93.56	FOUR PLEX	RM1800	1	Y	
100	270	552900	0080	4,008	2087934	\$461,000	11/24/04	\$115.02	FOUR PLEX	RM1800	1	Y	
100	270	552900	0090	4,008	1917165	\$355,000	10/22/02	\$88.57	FOUR PLEX	RM1800	1	Y	
100	270	556060	0010	143,060	1874629	\$8,931,000	03/22/02	\$62.43	MIRROR WOODS MANOR	RM3600	19	Y	
100	270	720480	0095	352,988	2046235	\$47,922,238	06/10/04	\$135.76	REDONDO BEACH CLUB	RM1800	2		
100	270	720480	0210	228,504	2087844	\$13,750,000	12/01/04	\$60.17	CRESTVIEW WEST	RM1800	1	Y	
100	270	785360	0072	7,160	2084616	\$585,000	11/12/04	\$81.70	APARTMENT - 8 UNITS	RM1800	1		
100	270	797820	0076	87,802	2057470	\$6,352,985	07/22/04	\$72.36	EAST EMPIRE GARDENS	RM1800	1	Y	
100	270	797820	0186	3,328	2000850	\$309,950	11/03/03	\$93.13	4 PLEX	RM2400	1	Y	
100	275	282104	9184	212,488	2031042	\$15,000,000	04/14/04	\$70.59	FOREST RIDGE APTS	R24	1	Y	
100	280	132103	9023	139,784	1892621	\$9,660,000	06/19/02	\$69.11	PARKWAY APT	RM2400	1	Y	
100	280	132103	9101	258,404	1906103	\$17,115,000	08/28/02	\$66.23	WOODTRAIL VILLAGE-NORTH PHASE	RM2400	2	Y	
100	280	132103	9103	492,024	1888284	\$35,850,000	05/29/02	\$72.86		RM2400	2	Y	
100	280	176150	0010	113,552	1914773	\$7,725,000	10/09/02	\$68.03	WHISPERING HILLS	RM1800	29	Y	
100	280	242103	9002	37,042	1981558	\$2,250,000	08/20/03	\$60.74	CEDAR GARDENS APTS	RM2400	1	Y	
100	285	030100	0010	2,875	1960150	\$175,000	05/15/03	\$60.87	CHALET APTS	R4	1	Y	
100	285	030100	0125	2,875	1960152	\$175,000	05/15/03	\$60.87	4 PLEX	R4	1	Y	
100	285	049200	0080	2,968	1990582	\$295,000	09/25/03	\$99.39	4 PLEX	RO-H(CU	1	Y	
100	285	049200	0236	7,936	1998530	\$775,000	10/14/03	\$97.66	BUENA VISTA APTS	C3	1	Y	
100	285	049200	0238	4,320	1885646	\$301,000	05/13/02	\$69.68	SIERRA VISTA APTS	C3	1	Y	
100	285	101800	0315	6,338	2073931	\$499,100	09/30/04	\$78.75	5-UNIT APT	R4	1		
100	285	101800	0330	4,560	2025027	\$375,000	03/12/04	\$82.24	5-UNIT APT	R4	1	Y	
100	285	101800	0330	4,560	2085854	\$440,000	11/18/04	\$96.49	5-UNIT APT	R4	1	Y	
100	285	132104	9060	14,450	1924316	\$815,000	11/20/02	\$56.40	EXECUTIVE HOUSE APTS	RO	1	Y	
100	285	132104	9089	3,328	2036000	\$335,000	04/27/04	\$100.66	4 PLEX	RO	1	Y	
100	285	132104	9091	3,328	1969897	\$325,000	06/27/03	\$97.66	4 PLEX	RO	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	285	182105	9210	12,320	1867921	\$790,000	02/08/02	\$64.12	NEW ENGLANDER TOWNHOUSES	RO(SPU)	4	Y	
100	285	182105	9210	12,320	1980322	\$985,000	08/08/03	\$79.95	NEW ENGLANDER TOWNHOUSES	RO(SPU)	4	Y	
100	285	192105	9266	25,810	1952171	\$1,600,000	04/09/03	\$61.99	VALLEY MANOR APTS	R4	2	Y	
100	285	192105	9281	2,512	1877546	\$250,000	03/25/02	\$99.52	SEG FROM 28955000050	R4	1	Y	
100	285	192105	9281	2,512	2088987	\$282,800	12/03/04	\$112.58	GREEN VISTA APTS	R4	1	Y	
100	285	192105	9328	2,352	2068503	\$265,000	09/02/04	\$112.67	VALLEY VILLAGE	R4	1	Y	
100	285	202105	9036	15,729	2007044	\$950,000	12/04/03	\$60.40	19 UNIT APT - 2 BLDGS	R4	1		
100	285	212105	9035	23,268	2020838	\$1,230,000	02/23/04	\$52.86	2-6 UNIT, 1-5 UNIT, 1-4 UNIT	R4	1	Y	
100	285	212105	9109	20,078	1977337	\$1,328,000	07/29/03	\$66.14	FOREST-VIEW APTS	R4	2	Y	
100	285	212105	9128	4,488	1888270	\$290,000	05/23/02	\$64.62	SCANDIA APTS	R4	1	Y	
100	285	212105	9128	4,488	2021662	\$364,000	02/26/04	\$81.11	SCANDIA APTS	R4	1	Y	
100	285	212105	9129	4,488	1891708	\$339,500	06/10/02	\$75.65	SCANDIA APTS	R4	1	Y	
100	285	212105	9130	4,488	1889466	\$339,500	05/30/02	\$75.65	SCANDIA APTS	R4	1	Y	
100	285	212105	9130	4,488	2006381	\$379,000	12/01/03	\$84.45	SCANDIA APTS	R4	1	Y	
100	285	214980	0283	4,110	2059446	\$350,000	07/27/04	\$85.16	CANTERBURY SQUARE	R3	1		
100	285	264800	0008	11,880	1908651	\$817,500	09/06/02	\$68.81	PARK PLAZA	RO	1	Y	
100	285	264800	1005	3,985	1994533	\$339,500	10/08/03	\$85.19	FOUR-PLEX & DUPLEX	RO	1	Y	
100	285	289174	0020	4,000	2059160	\$359,950	07/29/04	\$89.99	4 PLEX	R4	1	Y	
100	285	289174	0070	4,000	1864398	\$365,000	01/18/02	\$91.25	4 PLEX	R4	1	Y	
100	285	289174	0080	4,000	1886552	\$335,000	05/14/02	\$83.75	4 PLEX	R4	1	Y	
100	285	289174	0090	4,000	2082427	\$440,000	11/02/04	\$110.00	4 PLEX	R4	1	Y	
100	285	289174	0100	4,000	1999147	\$399,950	10/28/03	\$99.99	4 PLEX	R4	1	Y	
100	285	289174	0100	4,000	2072804	\$440,000	09/24/04	\$110.00	4 PLEX	R4	1	Y	
100	285	289174	0170	4,000	1862393	\$365,000	01/11/02	\$91.25	4 PLEX	R4	1		
100	285	289174	0210	4,000	2012856	\$314,000	01/06/04	\$78.50	4 PLEX	R4	1	Y	
100	285	289174	0210	4,000	2045008	\$385,000	06/02/04	\$96.25	4 PLEX	R4	1	Y	
100	285	289174	0250	3,528	2085477	\$350,000	11/02/04	\$99.21	4 PLEX	R4	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	285	289174	0260	3,528	1866246	\$275,000	01/30/02	\$77.95	4 PLEX	R4	1	Y	
100	285	289174	0260	3,528	2080676	\$370,000	10/27/04	\$104.88	4 PLEX	R4	1	Y	
100	285	289177	0090	3,806	1901600	\$315,000	07/30/02	\$82.76	FOURPLEX	R4	1	Y	
100	285	289177	0110	3,806	1931699	\$320,000	12/27/02	\$84.08	FOURPLEX	R4	1	Y	
100	285	289177	0160	3,806	2043599	\$412,000	05/24/04	\$108.25	FOURPLEX	R4	1	Y	
100	285	289177	0170	3,806	1895067	\$345,000	06/25/02	\$90.65	FOURPLEX	R4	1	Y	
100	285	289177	0230	3,806	1901446	\$348,000	07/26/02	\$91.43	FOURPLEX	R4	1	Y	
100	285	302105	9038	12,240	1994897	\$700,000	10/10/03	\$57.19	BLUE RIDGE APTS	R4	2	Y	
									FOREST VILLAGE APTS				
100	285	302105	9055	53,460	1884402	\$2,600,000	05/06/02	\$48.63	R4(SPU)	1	Y		
100	285	302105	9112	12,792	2015595	\$767,000	01/21/04	\$59.96	3 - 4 PLEXS	R4	1	Y	
100	285	302105	9218	3,235	2086410	\$351,000	11/22/04	\$108.50	4-PLEX	R4	1	Y	
100	285	302105	9245	18,456	1942559	\$1,350,000	02/25/03	\$73.15	COLONIAL COURT	R4(SPU)	1	Y	
100	285	302105	9245	18,456	2027900	\$1,403,200	03/25/04	\$76.03	COLONIAL COURT	R4(SPU)	1	Y	
									SUSSEX PLACE APTS				
100	285	302105	9259	32,760	1954048	\$2,000,000	04/25/03	\$61.05	R4(SPU)	1	Y		
100	285	302105	9289	3,100	1952151	\$290,000	04/09/03	\$93.55	4-PLEX	R4	1	Y	
100	285	302105	9290	3,100	1951126	\$290,000	04/02/03	\$93.55	4-PLEX	R4	1	Y	
100	285	302105	9326	3,820	1973628	\$335,000	07/13/03	\$87.70	FOURPLEX	R4	1	Y	
100	285	302105	9353	3,952	1962723	\$295,000	05/19/03	\$74.65	4-PLEX	R4	1	Y	
100	285	302105	9354	3,952	1962732	\$295,000	05/19/03	\$74.65	4-PLEX	R4	1	Y	
100	285	302105	9355	3,952	1962727	\$295,000	05/19/03	\$74.65	4-PLEX	R4	1	Y	
100	285	331360	0560	28,760	1921399	\$1,601,000	11/13/02	\$55.67	GREYTON SQUARE	R4	1	Y	
100	285	333990	0175	8,972	2057765	\$770,000	07/23/04	\$85.82	CAVALIER COURT	R4	1	Y	
100	285	333990	0199	8,972	2057692	\$770,000	07/23/04	\$85.82	BRIARWOOD APTS	R4	1	Y	
									CLAREE APTS - 16 UNITS				
100	285	333990	0361	12,148	1892512	\$775,000	06/12/02	\$63.80	R4	1	Y		
100	285	333990	0361	12,148	1942466	\$875,000	02/26/03	\$72.03	CLAREE APTS	R4	1	Y	
									PINEHURST MANOR BLDG A				
100	285	333990	0760	2,552	1895210	\$193,250	06/27/02	\$75.72	R4	1	Y		
									PINEHURST MANOR BLDG C				
100	285	333990	0761	2,552	1895228	\$193,250	06/27/02	\$75.72	R4	1	Y		
									PINHURST MANOR BLDG B				
100	285	333990	0762	3,352	1895176	\$225,750	06/27/02	\$67.35	R4	1	Y		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	285	333990	0766	3,352	1895194	\$225,750	06/27/02	\$67.35	PINEHURST MANOR BLDG D	R4	1	Y	
100	285	333990	1187	6,849	1865544	\$420,000	01/17/02	\$61.32	BRICKWOOD APTS	RO	1	Y	
100	285	391020	0030	2,986	1895946	\$278,000	06/27/02	\$93.10	FOUR-PLEX	C3	1	Y	
100	285	391020	0030	2,986	2043377	\$297,700	05/28/04	\$99.70	FOUR-PLEX	C3	1		
100	285	391020	0035	2,986	1972681	\$285,000	07/10/03	\$95.45	FOUR-PLEX	C3	1	Y	
100	285	426100	0010	2,352	1917991	\$275,000	10/17/02	\$116.92	4-PLEX	R4(SPU)	1	Y	
100	285	426100	0050	2,352	1950665	\$245,000	04/01/03	\$104.17	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426100	0070	2,352	2032188	\$250,000	04/16/04	\$106.29	4-PLEX	R4(SPU)	1	Y	
100	285	426101	0010	2,352	2005172	\$255,000	10/29/03	\$108.42	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426101	0020	2,352	1999540	\$259,000	10/29/03	\$110.12	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426101	0030	2,352	2054602	\$259,000	07/09/04	\$110.12	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426101	0040	2,352	2005543	\$255,000	11/02/03	\$108.42	FOUR-PLEX	R4(SPU)	1		
100	285	426101	0050	2,352	1968493	\$245,000	06/24/03	\$104.17	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426101	0060	2,352	2016414	\$266,000	01/23/04	\$113.10	FOUR-PLEX	R4(SPU)	1	Y	
100	285	426101	0080	2,352	2037984	\$270,000	05/05/04	\$114.80	FOUR-PLEX	R4(SPU)	1	Y	
100	285	512540	0194	4,096	1894889	\$291,950	06/20/02	\$71.28	4-PLEX	R4	1	Y	
100	285	512540	0275	3,654	1939247	\$319,950	02/10/03	\$87.56	FOUR PLEX	R4	1	Y	
100	285	512540	0285	3,654	1946848	\$343,000	03/18/03	\$93.87	FOURPLEX	R4	1	Y	
100	285	512540	0360	3,696	1899773	\$307,000	07/22/02	\$83.06	4-PLEX	R4	1	Y	
100	285	512540	0435	3,840	2054591	\$327,450	07/07/04	\$85.27	4-PLEX	R4	1	Y	
100	285	512540	0455	3,000	1921307	\$250,000	11/08/02	\$83.33	FOUR-PLEX	R4	1	Y	
100	285	512540	0490	3,274	1982465	\$287,500	07/24/03	\$87.81	LONELY PINE FOUR	R4	1	Y	
100	285	605340	0290	4,312	1928533	\$393,799	12/10/02	\$91.33	TOWNE COURT APT	RO	1	Y	
100	285	605340	0405	32,932	1903207	\$1,350,000	07/19/02	\$40.99	BIRCHWOOD APARTMENTS	RO	1	Y	
100	285	605340	0405	32,480	2004358	\$1,870,000	11/12/03	\$57.57	BIRCHWOOD APARTMENTS	RO	1	Y	
100	285	715330	0040	3,560	1874861	\$270,000	03/20/02	\$75.84	FOURPLEX	R4	1	Y	
100	285	715330	0040	3,560	1937125	\$290,000	01/21/03	\$81.46	FOURPLEX	R4	1	Y	
100	285	715330	0050	3,560	2059154	\$339,950	07/29/04	\$95.49	FOURPLEX		1	Y	
100	285	732680	0020	3,784	1870803	\$235,620	02/22/02	\$62.27	RIVENDELL ESTATES	R4	1	Y	
100	285	732680	0030	3,784	1923965	\$236,001	11/21/02	\$62.37	RIVENDELL	R4	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									ESTATES				
100	285	732680	0040	3,784	1976034	\$246,000	07/21/03	\$65.01	RIVENDELL ESTATES	R4	1	Y	
100	285	732680	0050	3,784	1910027	\$262,000	09/16/02	\$69.24	RIVENDELL ESTATES	R4	1	Y	
100	285	869520	0065	11,594	1956624	\$848,100	05/01/03	\$73.15	VALLEY VILLAGE	R3	2	Y	
100	285	869920	0030	12,105	1931980	\$815,000	12/23/02	\$67.33	3-4 PLEX'S	R4	1	Y	
100	285	915010	0060	5,766	2039410	\$410,000	04/29/04	\$71.11	6-UNIT APT	R2(CUP)	1	Y	
100	290	334100	0020	134,220	1867034	\$9,525,000	02/08/02	\$70.97	AMBERVIEW APTS	R4	1	Y	
100	295	335340	1300	3,136	2001036	\$322,500	11/05/03	\$102.84	4 PLEX	RS 8	1	Y	
100	295	335340	1325	3,648	1882860	\$245,000	04/18/02	\$67.16	4 PLEX	RS 8	1	Y	
100	295	335340	1338	3,848	2057397	\$329,000	06/29/04	\$85.50	4 - PLEX	RS 8	1		
100	295	335340	1339	3,848	2023657	\$325,000	03/09/04	\$84.46	FOUR PLEX	RS 8	1	Y	
100	295	335340	2855	3,496	1895275	\$265,000	06/25/02	\$75.80	4-PLEX	RS 8	1	Y	
100	295	335340	2855	3,496	2050125	\$329,950	06/21/04	\$94.38	4-PLEX	RS 8	1	Y	
100	295	335340	2870	3,496	2089322	\$335,000	12/08/04	\$95.82	4 PLEX	RS 8	1	Y	
									14 UNIT APT 8 DUPLEXES 1 SFR				
100	295	335440	0620	19,272	2077325	\$1,245,150	10/14/04	\$64.61		RS 8	1		
100	295	335590	0305	3,456	1866083	\$285,000	01/29/02	\$82.47	4 PLEX	RS 8	1	Y	
100	295	335590	0305	3,456	1953012	\$404,000	04/11/03	\$116.90	4 PLEX	RS 8	1	Y	
100	295	335590	0305	3,456	2061010	\$415,000	08/04/04	\$120.08	4 PLEX	RS 8	1	Y	
100	295	362104	9089	3,536	1937841	\$280,650	01/31/03	\$79.37	FOURPLEX	RS 8	1	Y	
100	295	362104	9090	3,536	1937838	\$280,650	01/31/03	\$79.37	FOURPLEX	RS 8	1	Y	
									4-PLEX 2 FLATS & 2 TWN HOUSES				
100	295	719810	0030	3,822	1925763	\$334,500	11/05/02	\$87.52		RML	1	Y	
100	295	719810	0050	3,822	2061020	\$377,000	07/29/04	\$98.64	4-PLEX		1	Y	
100	300	089901	0070	3,552	1890614	\$264,950	05/28/02	\$74.59	4 PLEX	R-4	1	Y	
100	300	142700	0040	3,576	1882849	\$251,000	04/30/02	\$70.19	FOUR-PLEX	R-4	1	Y	
100	300	142700	0050	3,576	1899744	\$245,000	06/25/02	\$68.51	4 PLEX	R-4	1	Y	
100	300	142700	0050	3,576	2072455	\$333,600	09/12/04	\$93.29	4 PLEX	R-4	1	Y	
100	300	142700	0100	3,742	1895512	\$265,000	06/20/02	\$70.82	4 PLEX	R-4	1		
100	300	142700	0101	3,742	1895374	\$255,000	06/20/02	\$68.15	4 PLEX	R-4	1		
100	300	142700	0110	3,742	1894547	\$255,000	06/20/02	\$68.15	4 PLEX	R-4	1		
100	300	142700	0120	3,742	1899998	\$255,000	07/26/02	\$68.15	4 PLEX	R-4	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	300	142700	0121	3,742	1894543	\$255,000	06/20/02	\$68.15	4 PLEX	R-4	1		
100	300	142700	0130	3,742	1898374	\$265,000	06/25/02	\$70.82	4-PLEX	R-4	1	Y	
100	300	142700	0140	3,742	1898797	\$260,000	06/20/02	\$69.48	4 PLEX	R-4	1	Y	
100	300	142700	0150	3,742	1898799	\$260,000	06/26/02	\$69.48	4 PLEX	R-4	1	Y	
100	300	242006	9431	2,496	2093723	\$305,000	12/27/04	\$122.20	ONE 4-PLEX	R-4	1	Y	
100	300	242006	9530	7,052	1894778	\$500,000	06/24/02	\$70.90	7-UNIT TOWNHOUSE	R-4	1	Y	
100	300	242006	9561	2,496	2093806	\$305,000	12/27/04	\$122.20	ONE 4-PLEX	R-4	1		
100	300	262006	9051	7,224	1985736	\$370,000	08/27/03	\$51.22	14 UNIT COMPLEX	R-3	1	Y	
100	300	262006	9056	4,455	2090510	\$305,000	12/10/04	\$68.46	4 PLEX	R-3	1	Y	
100	300	262006	9175	3,441	1933170	\$250,000	01/07/03	\$72.65	4 PLEX	R-2	1	Y	
100	300	396690	0170	5,530	1917642	\$600,000	10/04/02	\$108.50	13 UNITS	R-4	1	Y	
100	300	534340	0070	4,092	1889268	\$285,000	05/28/02	\$69.65	4 PLEX	R-4	1	Y	
100	300	534340	0090	4,092	2040634	\$340,000	05/14/04	\$83.09	4 PLEX		1	Y	
100	300	534340	0110	4,092	1889262	\$285,000	05/28/02	\$69.65	4 PLEX	R-4	1	Y	
100	300	561510	0010	4,176	1972670	\$304,000	07/09/03	\$72.80	4 PLEX	R-4	1	Y	
100	305	132204	9200	3,808	2000903	\$292,000	11/01/03	\$76.68	COLONIAL COURT	MR-G	1	Y	
100	305	132204	9203	3,808	2000906	\$292,000	11/01/03	\$76.68	COLONIAL COURT	MR-G	1	Y	
100	305	132204	9231	7,060	2046905	\$755,000	06/15/04	\$106.94	7 UNIT APT	MR-G	1	Y	
100	305	346280	0240	3,290	1929338	\$355,888	12/02/02	\$108.17	FOURPLEX	MR-M	1	Y	
100	305	346280	0245	3,290	2075143	\$392,500	10/01/04	\$119.30	FOURPLEX	MR-M	1	Y	
100	305	509760	0090	7,440	2044339	\$440,000	06/03/04	\$59.14			8	Y	
100	305	509760		7,440	2047774	\$436,000	06/17/04	\$58.60			8	Y	
100	305	914710	0050	3,712	1982721	\$300,000	08/20/03	\$80.82	FOURPLEX	MR-M	1	Y	
100	305	914710	0055	3,712	1982722	\$300,000	08/20/03	\$80.82	FOURPLEX	MR-M	1	Y	
100	305	914710	0085	16,693	2035360	\$1,225,000	04/29/04	\$73.38	THE DUCHESS OF KENT	MR-M	1	Y	
100	305	914710	0100	8,639	2059636	\$644,000	07/27/04	\$74.55	SKYLITE APARTMENTS		1	Y	
100	305	919710	0111	3,840	1872942	\$337,000	03/07/02	\$87.76	DOWNTOWNER APTS	MR-D	1	Y	
100	305	919710	0322	3,992	2081755	\$400,000	10/20/04	\$100.20	4-PLEX	MR-D	1		
100	305	919710	0323	3,992	2081754	\$400,000	10/20/04	\$100.20	4-PLEX	MR-D	1	Y	
100	310	052205	9250	5,214	1897857	\$350,000	07/01/02	\$67.13	COUNTRY SQUIRE APTS	R12SO	1	Y	

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100	310	073820	0050	8,278	2092414	\$639,080	12/16/04	\$77.20	9 UNIT APT	MR-M	1	Y	
100	310	073850	0070	13,104	1957301	\$1,060,000	05/01/03	\$80.89	BENSON EAST APARTMENTS	R6SO	1	Y	
100	310	073850	0070	13,104	2077057	\$1,250,000	10/11/04	\$95.39	BENSON EAST APARTMENTS 18 UNITS	R6SO	1	Y	
100	310	172205	9133	3,000	2079772	\$1,945,600	10/26/04	\$648.53	HIDDEN RIDGE	MR-M	9		
100	310	172205	9147	87,819	1913432	\$6,372,000	09/27/02	\$72.56	LIBERTY ESTATES APTS	MR-M	1	Y	
100	310	172205	9206	8,668	1882880	\$600,000	04/22/02	\$69.22	JEANNE APTS	MR-M	1	Y	
100	310	172205	9206	8,668	2024177	\$675,000	03/11/04	\$77.87	JEANNE APTS	MR-M	1	Y	
100	310	172205	9206	8,668	2070668	\$725,000	09/15/04	\$83.64	JEANNE APTS	MR-M	1	Y	
100	310	172205	9296	22,882	1904230	\$1,685,000	08/09/02	\$73.64	VIEWMOUNT APTS	MR-G	1	Y	
100	310	192205	9055	6,271	1876900	\$390,250	03/28/02	\$62.23	CANYON CREST APTS	MR-D	1	Y	
100	310	192205	9107	9,600	1948800	\$650,000	03/27/03	\$67.71	APT-12 UNITS	MR-M	1	Y	
100	310	192205	9182	9,336	1937819	\$565,000	02/03/03	\$60.52	VALLEY VIEW APTS	MR-M	1	Y	
100	310	192205	9182	9,288	2029668	\$1,073,800	03/29/04	\$115.61	VALLEY VIEW APTS	MR-M	1	Y	
100	310	192205	9357	32,541	1870132	\$1,910,000	02/27/02	\$58.70	TERRACE OLYMPUS	MR-M	1	Y	
100	310	202205	9006	138,816	1928289	\$10,086,750	12/17/02	\$72.66	RIDGEGATE APTS	MR-M	1	Y	
100	310	202205	9022	105,807	1867932	\$7,285,000	02/12/02	\$68.85	STRATFORD ARMS APTS	MR-M	1	Y	
100	310	212205	9001	59,727	1969532	\$4,550,000	06/26/03	\$76.18	MERIDIAN GARDENS APTS	MR-M	1	Y	
100	310	292205	9046	146,309	1944622	\$7,679,900	03/13/03	\$52.49	MERIDIAN RIDGE	MR-M	1	Y	
100	310	292205	9304	3,864	1946095	\$385,000	03/12/03	\$99.64	4 UNIT TOWNHOUSE	O-MU	1	Y	
100	310	405120	0005	78,040	1889150	\$6,100,000	05/30/02	\$78.17	LAKE MERIDIAN SHORES	SR-6	1	Y	
100	310	679220	0090	148,306	1945970	\$11,600,000	03/04/03	\$78.22	COUNTRY GLEN APTS	MR-G	1	Y	
100	310	783080	0531	74,688	2051688	\$5,850,000	06/29/04	\$78.33	FOREST CREEK APARTMENTS	MR-M	1	Y	
100	310	783080	0610	3,420	1935430	\$280,000	01/08/03	\$81.87	TIMBERSON APTS	MR-D	1	Y	
100	310	883040	0042	8,420	1999087	\$649,000	10/31/03	\$77.08	TURNER CONDOMINIUMS	MR-G	1	Y	

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100	315	000720	0172	22,440	2005734	\$1,786,950	11/25/03	\$79.63	MAGNUSON COURT APTS	CA	1	Y	
100	315	135230	0205	7,257	1966441	\$600,000	06/13/03	\$82.68	15 UNIT APARTMENT	R-8	1	Y	
100	315	135230	0205	7,257	2037003	\$649,990	04/30/04	\$89.57	15 UNIT APARTMENT	R-8	1	Y	
100	315	135230	0510	2,880	1963602	\$303,000	05/22/03	\$105.21	4 PLEX	R-10	1	Y	
100	315	135230	0585	2,126	2045765	\$249,600	06/09/04	\$117.40	2 DUPLEXES	R-10	1	Y	
100	315	172305	9137	2,184	1895364	\$260,000	06/17/02	\$119.05	4 PLEX	RM-U	1	Y	
100	315	182305	9119	3,000	1896615	\$312,000	06/17/02	\$104.00	FOUR PLEX	RM-U	1	Y	
100	315	182305	9202	2,206	1877037	\$218,000	03/29/02	\$98.82	FOUR PLEX	RM-U	1	Y	
									LAND UNDER SUNSET TERRACE APTS				
100	315	214370	1215	449,054	2032070	\$34,100,000	04/19/04	\$75.94	APTS	RM-I	1	Y	
100	315	214480	0863	9,024	1963940	\$630,000	05/28/03	\$69.81	APT-12 UNITS	R-10	1	Y	
100	315	722400	0390	1,870	1885576	\$240,000	05/08/02	\$128.34	6 PLEX	R-8	1	Y	
100	315	722400	0425	16,000	2060098	\$1,000,000	07/27/04	\$62.50	BENNETT APTS	CC	2	Y	
100	315	722400	0745	7,494	1898081	\$636,500	07/16/02	\$84.93	11 UNIT APARTMENT	CA	1	Y	
100	315	722450	0125	2,496	2043140	\$350,000	05/26/04	\$140.22	4 PLEX APARTMENT	R-8	1	Y	
100	315	722450	0155	4,408	1968862	\$370,000	06/11/03	\$83.94	5 UNIT APARTMENT	R-8	1	Y	
100	315	722500	0255	1,755	1888922	\$253,000	05/29/02	\$144.16	4-PLEX	R-8	1	Y	
100	315	722600	0011	3,744	1919690	\$330,000	10/30/02	\$88.14	6 UNIT APT	R-8	1	Y	
100	315	723150	0325	3,552	2043217	\$335,000	05/24/04	\$94.31	APARTMENT	R-10	1	Y	
100	315	723150	2510	3,828	2083746	\$399,950	11/08/04	\$104.48	PERIDOT APTS	RM-U	1		
100	315	723150	2518	3,000	2023339	\$330,000	03/08/04	\$110.00	FOUR - PLEX	RM-U	1	Y	
100	315	783930	0050	2,739	1985862	\$255,000	08/21/03	\$93.10	4-PLEX	RM-T	1	Y	
100	315	783930	0125	2,928	1892408	\$340,000	06/14/02	\$116.12	FOUR PLEX	RM-T	1	Y	
100	315	784030	0050	2,864	1891896	\$325,000	06/11/02	\$113.48	4 UNIT APT	RM-T	1	Y	
100	315	784130	0375	2,674	1984007	\$332,500	08/22/03	\$124.35	Four-plex	RM-T	1	Y	
100	315	784130	0380	3,336	1877393	\$345,000	03/27/02	\$103.42	4-PLEX	RM-T	1	Y	
100	315	784130	0495	3,216	1883538	\$314,500	04/24/02	\$97.79	4-PLEX	RM-T	1	Y	
100	315	784130	0500	3,216	2042932	\$362,000	05/26/04	\$112.56	4-PLEX	RM-T	1	Y	
100	315	784180	0183	6,609	2028868	\$565,800	03/30/04	\$85.61	ROXY	CD	1	Y	
									GATEWAY POINTE APTS				
100	320	008800	0005	102,894	2075270	\$7,750,000	10/04/04	\$75.32		RM-I	1	Y	
100	320	073900	0066	228,636	2017230	\$19,130,000	02/04/04	\$83.67	MISSION RIDGE	R18SO	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									APTS				
100	320	162680	0005	4,032	1940479	\$355,000	02/06/03	\$88.05	FOURPLEX	R18SO	1	Y	
100	320	202305	9113	223,900	1905630	\$16,250,000	08/26/02	\$72.58	COUNTRY HILLS APARTMENTS	RM-I	1	Y	
100	320	202305	9147	2,240	2032149	\$620,000	04/15/04	\$276.79	2 DUPLEXES	RM-I	1	Y	
100	320	247330	0080	3,738	1939436	\$358,000	02/11/03	\$95.77	4-PLEX	OSO	1	Y	
100	320	247330	0090	3,738	2042820	\$385,000	05/25/04	\$103.00	4-PLEX	OSO	1		
100	320	247330	0100	3,738	2005376	\$373,000	11/21/03	\$99.79	OFFICE & APTS	OSO	1	Y	
100	320	247330	0110	3,738	2051769	\$395,000	06/24/04	\$105.67	4-PLEX	OSO	1		
100	320	292305	9080	5,818	1936620	\$500,000	01/29/03	\$85.94	APARTMENT	R18SO	1	Y	
100	320	292305	9134	106,734	1873337	\$5,050,000	03/14/02	\$47.31	SUNSET VISTA APTS	R48SO	1	Y	
100	320	312305	9041	140,384	2083443	\$24,700,000	11/12/04	\$175.95	CRESTWOOD PARK PH #1	RM-I	2		
100	320	342305	9096	196,626	2080317	\$21,050,000	10/27/04	\$107.06	FAIRWOOD POND APTS	R24SO	1	Y	
100	320	662340	0107	5,176	2049529	\$500,000	06/18/04	\$96.60	6-PLEX	R24SO	1	Y	
100	325	336590	0907	10,650	2053535	\$875,000	07/06/04	\$82.16	12 UNIT APARTMENT	HDR	1	Y	
100	325	766160	0180	31,320	2069201	\$2,015,000	09/07/04	\$64.34	SOUTHCENTER APARTMENTS	HDR	1	Y	
100	330	032305	9265	18,458	2079740	\$1,640,000	10/19/04	\$88.85	SUNSET HOUSE TOWNHOMES	CN	1	Y	
100	330	082305	9058	14,548	2042549	\$1,239,000	05/25/04	\$85.17	CYPRESS PINES APTS	RM-I	1	Y	
100	330	092305	9109	13,200	1923027	\$1,217,310	11/19/02	\$92.22	CAMBRIDGE APARTMENTS	RM-C	2	Y	
100	330	102305	9029	9,405	1912165	\$880,000	09/25/02	\$93.57	UNION 500 APARTMENTS	CS	1	Y	
100	330	102305	9080	185,745	1994213	\$18,450,000	10/09/03	\$99.33	FOREST VIEW APARTMENTS	RM-I	1	Y	
100	330	162305	9120	18,596	2066747	\$2,250,000	08/30/04	\$120.99	Chantelle Apts	RM-I	1	Y	
100	330	245720	0196	2,400	1993805	\$265,000	09/24/03	\$110.42	APARTMENT	R-10	1	Y	
100	330	245720	0197	2,514	1910155	\$262,000	09/13/02	\$104.22	APARTMENTS	R-10	1	Y	
100	330	245720	0199	2,514	2006048	\$274,000	11/24/03	\$108.99	APARTMENTS	R-10	1	Y	
100	330	516970	0105	3,268	2037324	\$330,000	05/05/04	\$100.98	4 - PLEX APTS	CN	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	330	722750	0530	6,093	1912674	\$425,000	09/25/02	\$69.75	FREDERICK APTS	RM-C	1	Y	
100	330	722750	0585	3,232	1897426	\$252,000	06/28/02	\$77.97	APARTMENTS	RM-C	1	Y	
100	330	722780	0210	2,914	2066349	\$386,500	08/25/04	\$132.64	4-PLEX	R-10	1	Y	
100	330	722780	1355	17,280	2059346	\$1,750,000	07/27/04	\$101.27	TIFFANY APTS		1	Y	
100	330	722780	1680	3,728	1945025	\$365,000	03/13/03	\$97.91	APARTMENT	RM-C	1	Y	
100	330	722780	2045	11,661	2023994	\$1,125,000	03/12/04	\$96.48	HIGHLAND HOUSE APTS	CS	1	Y	
100	335	242405	9138	408,312	1899297	\$38,600,000	07/23/02	\$94.54	THE OVERLOOK AT LAKEMONT	R-20	1	Y	
100	335	242405	9138	408,312	2072914	\$50,100,000	09/27/04	\$122.70	THE OVERLOOK AT LAKEMONT	R-20	1	Y	
100	345	092405	9166	5,046	2015652	\$530,000	01/21/04	\$105.03	FOUR PLEX APTS	R-30	1		
100	345	102405	9090	15,360	1950126	\$1,630,000	03/20/03	\$106.12	CHALET APTS	R-20	1	Y	
100	350	235430	0585	3,722	1915695	\$430,000	10/10/02	\$115.53	4 UNIT APT	MF-H	1	Y	
100	350	235430	0587	3,722	1915700	\$430,000	10/10/02	\$115.53	4 UNIT APT	MF-H	1	Y	
100	350	282406	9098	6,035	2051460	\$594,000	06/07/04	\$98.43	HOLLY TREE TOWNHOUSE	CBD	1	Y	
100	350	282406	9110	3,138	2020618	\$450,000	02/20/04	\$143.40	4 UNIT APARTMENT	MF-M	1		
100	350	282406	9110	3,138	2020610	\$450,000	02/20/04	\$143.40	4 UNIT APARTMENT	MF-M	1		
100	350	282406	9116	4,464	1882517	\$666,700	04/22/02	\$149.35	8 UNIT APARTMENT	MF-M	1	Y	
100	350	282406	9270	3,138	1985176	\$450,000	08/21/03	\$143.40	4 UNIT APARTMENT	MF-M	1	Y	
100	350	282406	9271	3,138	1986534	\$442,000	08/18/03	\$140.85	4 UNIT APARTMENT	MF-M	1	Y	
100	350	332406	9040	11,168	1956928	\$1,120,000	04/28/03	\$100.29	PARK SHORE	MF-H	1	Y	
100	350	342406	9064	4,966	1891563	\$420,000	06/14/02	\$84.58	6 UNIT APT	MF-H	2	Y	
100	350	884390	0185	3,264	1987709	\$485,000	09/03/03	\$148.59	4 UNIT APARTMENT	MF-H	1	Y	
100	350	884390	0355	3,280	2052943	\$417,000	06/30/04	\$127.13	4 UNIT APARTMENT	MF-H	1		
100	355	229650	0200	214,930	1876058	\$30,500,000	03/26/02	\$141.91	ALEXAN APARTMENTS	RM-I	1	Y	
100	355	334210	3240	7,088	1872448	\$567,000	02/26/02	\$79.99	8 UNIT APT	R-8	1	Y	
100	355	334210	3240	7,088	2049489	\$735,000	06/14/04	\$103.70	8 UNIT APT	R-8	1	Y	
100	360	052405	9230	3,360	1919289	\$560,000	10/29/02	\$166.67	GLENWOOD 4 PLEX	R-15	1	Y	
100	360	154510	0122	197,511	1996372	\$41,452,500	10/21/03	\$209.87	VACANT	CBD-OB	1	Y	
100	360	292505	9100	191,856	1962695	\$20,621,700	05/28/03	\$107.49	THE PARK IN BELLEVUE	R-20	1	Y	

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100	360	312505	9004	41,640	1929232	\$5,500,000	12/20/02	\$132.08	THE MEYDENBAUER	R-30	2	Y	
100	360	438920	0285	10,088	2055266	\$1,746,800	07/14/04	\$173.16	LOCHLEVEN APTS	R-30	1		
100	360	522330	0135	13,348	2063929	\$1,675,000	08/19/04	\$125.49	TOWN SQUIRE APTS	R-30	1	Y	
100	365	067170	0005	28,576	1916311	\$2,900,000	10/09/02	\$101.48	BELLEVUE EAST APARTMENTS	R-5	1	Y	
100	365	109910	0404	11,120	1906787	\$1,220,000	08/22/02	\$109.71	MIDLAKES APARTMENTS	R-20	1	Y	
100	365	220710	0720	8,058	1970470	\$945,000	06/18/03	\$117.27	CHEZ REVELLA APTS	R-20	1	Y	
100	365	246030	0060	4,150	1961418	\$487,500	05/01/03	\$117.47	FAIRLAKE	R-20	1	Y	
100	365	246030	0130	4,150	1977329	\$534,000	07/24/03	\$128.67	FAIRVIEW	R-30	1	Y	
100	365	246030	0180	4,150	1937756	\$515,000	02/03/03	\$124.10	FAIRLAKE	R-30	1	Y	
100	365	262505	9012	355,286	2081419	\$32,500,000	11/02/04	\$91.48	Colony Wood Apartments	R-30	1	Y	
100	365	262505	9247	166,000	2066367	\$20,700,000	08/24/04	\$124.70	BELLEVUE POINTE APTS	R-30	1	Y	
100	365	342505	9059	66,000	2017189	\$5,925,000	01/28/04	\$89.77	EDEN ROC APTS	R-30	1	Y	
100	365	342505	9181	5,366	2034945	\$872,500	04/16/04	\$162.60	BRIGANTINE	R-20	1	Y	
100	365	803570	0010	4,774	2090544	\$612,000	11/30/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0020	4,774	2056748	\$612,000	07/13/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0030	4,774	2037139	\$612,000	04/28/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0040	4,774	2071452	\$610,000	09/03/04	\$127.78	STONERIDGE	R-15	1	Y	
100	365	803570	0050	4,774	2067075	\$595,500	08/06/04	\$124.74	STONERIDGE	R-15	1	Y	
100	365	803570	0060	4,774	2043425	\$612,000	05/19/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0070	4,774	2040629	\$600,000	05/18/04	\$125.68	STONERIDGE		1	Y	
100	365	803570	0080	4,774	2040635	\$600,000	05/14/04	\$125.68	STONERIDGE		1	Y	
100	365	803570	0090	4,774	2047058	\$600,000	06/10/04	\$125.68	STONERIDGE	R-15	1	Y	
100	365	803570	0100	4,774	2088014	\$610,000	11/18/04	\$127.78	STONERIDGE	R-15	1	Y	
100	365	803570	0110	4,774	2046391	\$612,000	05/18/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0120	4,774	2041104	\$600,000	05/21/04	\$125.68	STONERIDGE		1	Y	
100	365	803570	0130	4,774	2030193	\$600,000	04/06/04	\$125.68	STONERIDGE	R-15	1	Y	
100	365	803570	0140	4,774	2037462	\$600,000	04/07/04	\$125.68	STONERIDGE	R-15	1	Y	
100	365	803570	0150	4,774	2036326	\$612,000	04/28/04	\$128.19	STONERIDGE	R-15	1		

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	365	803570	0160	4,774	2042369	\$600,000	05/19/04	\$125.68	STONERIDGE	R-15	1		
100	365	803570	0170	4,774	2040065	\$612,000	05/11/04	\$128.19	STONE RIDGE	R-15	1		
100	365	803570	0180	4,774	2069999	\$610,000	09/09/04	\$127.78	STONERIDGE	R-15	1	Y	
100	365	803570	0190	4,774	2064784	\$612,000	08/06/04	\$128.19	STONERIDGE	R-15	1	Y	
100	365	803570	0200	4,774	2025750	\$569,700	03/17/04	\$119.33	STONERIDGE	R-15	1		
100	365	803570	0210	4,774	2041257	\$580,000	05/19/04	\$121.49	STONERIDGE		1	Y	
100	365	803570	0220	4,774	2025746	\$574,000	03/17/04	\$120.23	STONERIDGE	R-15	1	Y	
100	365	803570	0230	4,774	2067072	\$600,000	08/30/04	\$125.68	STONERIDGE	R-15	1	Y	
100	365	803570	0240	5,254	2005342	\$570,000	11/24/03	\$108.49	STONERIDGE	R-15	1	Y	
100	365	803570	0250	5,014	2046734	\$615,000	06/03/04	\$122.66	STONERIDGE	R-15	1	Y	
100	365	803570	0260	5,014	2055790	\$615,000	06/21/04	\$122.66	STONERIDGE	R-15	1	Y	
100	365	803570	0270	5,014	2049502	\$615,000	06/18/04	\$122.66	STONERIDGE	R-15	1	Y	
100	365	803570	0280	5,014	2056420	\$615,000	07/18/04	\$122.66	STONERIDGE	R-15	1	Y	
100	365	803570	0300	5,014	2067066	\$615,500	08/28/04	\$122.76	STONERIDGE	R-15	1	Y	
100	365	804610	0085	30,736	2044787	\$3,275,000	06/01/04	\$106.55	WILBURTON II APTS	R-20	1	Y	
100	365	883890	0086	3,712	1880252	\$575,000	04/17/02	\$154.90	4-PLEX	R-20	1	Y	
									PLUM TREE COURT APTS				
100	370	082505	9008	53,078	1958318	\$7,260,000	05/12/03	\$136.78		PLA 6 D	1	Y	
100	370	082505	9068	7,172	2032522	\$1,225,000	04/06/04	\$170.80	WEST VIEW APTS	RM3.6	1	Y	
100	370	082505	9209	2,976	2052272	\$800,000	06/18/04	\$268.82	4-PLEX	RM3.6	1	Y	
100	370	082505	9218	4,224	2012706	\$595,000	01/07/04	\$140.86	MOSS BAY SUNSET CLUB I	RM3.6	1	Y	
100	370	123890	0120	5,232	1955520	\$800,000	04/29/03	\$152.91	APARTMENT-9 UNITS	RM3.6	1	Y	
100	370	123890	0120	5,232	2020056	\$925,000	02/19/04	\$176.80	APARTMENT-9 UNITS	RM3.6	1	Y	
100	370	169240	0031	5,678	2026073	\$780,000	03/22/04	\$137.37	8 - UNIT APT	RM3.6	1	Y	
100	370	282605	9199	3,328	2084807	\$550,000	11/08/04	\$165.26	TOTEM FIRS	RM1.8	1	Y	
100	370	388580	7705	7,092	1913636	\$1,082,000	09/27/02	\$152.57	APT	PLA 7 C	1	Y	
100	370	388580	7720	2,230	2043072	\$650,000	05/24/04	\$291.48	APT	PLA 7 C	1	Y	
100	370	390010	1610	141,726	1995023	\$30,950,000	10/14/03	\$218.38	TERA APARTMENTS	CBD-6	1	Y	
100	370	788260	0432	6,080	2028674	\$737,500	03/30/04	\$121.30	8 UNIT APT	RM3.6	1	Y	
100	370	866325	0030	3,328	2079794	\$475,000	10/18/04	\$142.73	TOTEM FIRS	RM1.8	1	Y	
100	370	866325	0040	3,328	1907172	\$395,000	08/23/02	\$118.69	TOTEM FIRS	RM1.8	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	370	866325	0060	3,328	2057960	\$485,000	07/21/04	\$145.73	TOTEM FIRS	RM1.8	1	Y	
100	370	866325	0090	3,328	2075915	\$489,000	10/06/04	\$146.94	TOTEM FIRS	RM1.8	1	Y	
100	375	142505	9129	340,448	1965067	\$41,975,000	06/12/03	\$123.29	SUNPOINTE APARTMENTS	R12	1	Y	
100	375	142505	9129	340,448	2091532	\$49,000,000	12/16/04	\$143.93	RAVENSWOOD APARTMENTS	R12	1	Y	
100	375	222505	9023	169,340	1889520	\$17,075,000	05/29/02	\$100.83	VILLAGE EAST	R-20	1	Y	
100	375	241600	0010	186,988	2082713	\$30,950,000	11/10/04	\$165.52	BELLAIRE PLACE APTS	R12	1	Y	
100	375	242505	9054	189,015	2058841	\$30,926,000	07/26/04	\$163.62	EVERGREEN PARK		1	Y	
100	380	141330	0103	4,314	1861019	\$590,000	01/02/02	\$136.76	WILLOW LAKE VIEW APTS	R24SO	1	Y	
100	380	141330	0103	4,314	2080062	\$668,800	10/22/04	\$155.03	WILLOW LAKE VIEW APTS	R24SO	1	Y	
100	380	282605	9211	4,200	2020121	\$505,000	02/19/04	\$120.24	4-UNIT APARTMENT	RM1.8	1	Y	
100	380	282605	9212	4,200	2020482	\$499,000	02/23/04	\$118.81	4 UNIT APARTMENT	RM1.8	1	Y	
100	380	292605	9071	3,207	1904540	\$400,000	08/16/02	\$124.73	4-PLEX	RM2.4	1	Y	
100	380	292605	9131	3,207	2039301	\$520,000	05/05/04	\$162.15	4-PLEX	RM2.4	1		
100	380	292605	9132	3,207	2031232	\$525,000	04/12/04	\$163.70	4-PLEX	RM2.4	1	Y	
100	380	292605	9215	3,207	1904541	\$400,000	08/16/02	\$124.73	4-PLEX	RM2.4	1	Y	
100	380	292605	9261	4,268	1937587	\$610,000	01/30/03	\$142.92	JUANITA RIDGE	RM3.6	1	Y	
100	380	302605	9227	4,975	1882845	\$603,000	04/24/02	\$121.21	JUANITA CREEK APTS	RSX7.2	1	Y	
100	380	302605	9248	3,980	1947509	\$550,000	03/20/03	\$138.19	5 UNIT APARTMENT	RM1.8	1	Y	
100	380	302605	9335	3,650	1938388	\$510,000	02/05/03	\$139.73	4-PLEX	RM1.8	1	Y	
100	380	376050	0156	5,850	1955187	\$549,900	04/25/03	\$94.00	4-PLEX APT	R6SO	1	Y	
100	385	062605	9054	3,696	2006628	\$430,000	11/28/03	\$116.34	4 PLEX	R15 OP	1	Y	
100	385	072605	9378	7,000	1876812	\$570,000	03/28/02	\$81.43	APTS	R 15	1	Y	
100	385	072605	9388	19,648	1999861	\$1,675,000	10/29/03	\$85.25	PARK ROYAL APTS	R 15	2	Y	
100	385	082605	9277	20,546	1905460	\$1,680,000	08/20/02	\$81.77	WIND-N-HIDE APARTMENTS	R15 OP	1	Y	
100	385	097000	0130	3,240	2014088	\$395,000	01/07/04	\$121.91	4 PLEX	R15 OP	1	Y	
100	385	306760	0011	14,596	1933423	\$1,350,000	12/28/02	\$92.49	ROSS ROAD APTS	R15 OP	1	Y	
100	385	956780	0060	3,939	1979310	\$425,000	08/01/03	\$107.90	5 UNIT APT	R 15	1	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
100	385	956780	0425	1,872	2093746	\$305,000	12/28/04	\$162.93	4 PLEX	R 11	1	Y	
100	390	164425	0010	4,352	1998715	\$550,000	10/27/03	\$126.38	4-PLEX	R12SO	1	Y	
100	390	357980	0515	4,752	1977307	\$532,000	07/24/03	\$111.95	4-PLEX	R18SO	1	Y	
100	395	387636	0010	5,000	1885326	\$485,000	05/10/02	\$97.00	KINGSCOURT APTS BLDG 1	R12SO	1	Y	
100	395	387636	0020	5,000	2051476	\$574,200	06/28/04	\$114.84	KINGSCOURT APTS BLDG 2	R12SO	1	Y	
100	400	011410	0430	19,482	1987802	\$1,800,000	09/11/03	\$92.39	SUNRIDGE APTS	R18	1	Y	
100	400	011410	0435	20,232	1940278	\$1,735,000	02/18/03	\$85.76	APARTMENTS	R18	1	Y	
100	400	011410	1243	3,232	1982462	\$348,500	08/14/03	\$107.83	APARTMENT	R18	1	Y	
100	400	011410	1248	3,232	2000598	\$348,500	10/10/03	\$107.83	4 PLEX	R18	1	Y	
100	400	012604	9174	134,953	2067063	\$10,200,000	08/31/04	\$75.58	KENMORE APTS	R18	1	Y	
100	400	072605	9044	142,994	2044020	\$16,414,100	05/13/04	\$114.79	IVORY WOOD APARTMENTS	R24PSO	6	Y	
100	400	414010	0010	3,172	2023771	\$470,000	03/10/04	\$148.17	4 UNIT APT	R6	1	Y	
100	400	414010	0020	3,172	1883348	\$385,000	04/26/02	\$121.37	4 UNIT APT	R6	1	Y	
100	400	414010	0030	3,172	2069490	\$465,000	09/01/04	\$146.60	4 UNIT APT	R6	1	Y	
100	400	414010	0040	3,172	1989976	\$429,000	09/15/03	\$135.25	4 PLX	R6	1	Y	
100	400	414010	0070	4,068	2005260	\$414,950	11/24/03	\$102.00	CASA 61	R6	1	Y	
100	400	414010	0150	3,864	2030446	\$360,000	04/08/04	\$93.17	RIVER PARK	R6	1	Y	
100	400	414010	0180	4,210	1899217	\$399,500	07/18/02	\$94.89	4 PLEX	R6	1	Y	
100	400	618170	0160	4,336	1999611	\$695,000	10/28/03	\$160.29	VANTAGE POINT APTS	R18	1	Y	
100	410	042604	9054	3,320	1880392	\$300,000	04/15/02	\$90.36	4 PLEX	R24	1	Y	
100	410	050800	0020	3,382	1969743	\$400,000	06/26/03	\$118.27	FOUR-PLEX	R24	1	Y	
100	410	050800	0060	3,382	1942218	\$388,050	02/25/03	\$114.74	4-PLEX	R24	1	Y	
100	410	050800	0070	3,382	1993164	\$415,000	09/17/03	\$122.71	FOUR-PLEX	R24	1	Y	
100	410	050800	0100	3,314	2018795	\$400,000	02/16/04	\$120.70	FOUR - PLEX	R24	1	Y	
100	410	050800	0110	3,382	1946494	\$400,000	03/20/03	\$118.27	FOUR - PLEX	R24	1	Y	
100	410	397170	0130	3,120	1935631	\$382,500	01/22/03	\$122.60	FOUR-PLEX	R24	1	Y	
100	410	402290	1132	4,136	2029849	\$425,000	04/06/04	\$102.76	FOURPLEX	R24	1	Y	
100	410	741710	0082	3,984	2007273	\$380,000	12/09/03	\$95.38	4 PLX	R24	1	Y	
100	410	741710	0084	3,312	2007275	\$370,000	12/09/03	\$111.71	4 PLX	R24	1	Y	
100	415	402410	0137	7,778	1920306	\$800,000	10/31/02	\$102.85	NORTH FOREST	R6	2	Y	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par . Ct.	Ver. Code	Remarks
									APTS				
100	415	402410	0140	7,778	1944806	\$803,500	03/13/03	\$103.30	NORTH FOREST APTS	R6	2	Y	
100	415	402410	0205	25,785	1924691	\$2,150,000	11/15/02	\$83.38	FIRS APTS	R48	1	Y	
100	415	402410	1305	40,322	2014762	\$3,850,000	01/22/04	\$95.48	WEATHERLY APTS	NCBD	1	Y	
100	415	402410	1370	5,304	1936380	\$660,000	01/29/03	\$124.43	2 FOUR PLEXES	R18	1	Y	
100	415	558930	0005	30,368	2020971	\$2,821,500	02/10/04	\$92.91	KELSEY HOUSE APTS	CB	1	Y	
100	415	558930	0185	3,168	1917668	\$410,000	10/22/02	\$129.42	4-PLEX	R8	1	Y	
100	415	558990	0725	10,706	2001519	\$755,000	11/12/03	\$70.52	LA MAISON APTS	R24	1	Y	
100	415	572750	0260	28,040	2034821	\$2,400,000	04/28/04	\$85.59	RIDGECREST APTS	NB	1	Y	
100	420	012603	9224	9,504	2029541	\$975,000	04/02/04	\$102.59	RENEE APARTMENTS	R48	1	Y	
100	420	022603	9205	2,876	1863151	\$350,000	01/03/02	\$121.70	FOUR-PLEX	R12	1	Y	
100	425	102605	9046	27,690	2039755	\$3,194,000	05/17/04	\$115.35	CORNERSTONE VILLAGE APTS	R-24	1	Y	
100	430	012505	9143	10,263	1879478	\$1,170,000	04/11/02	\$114.00	TRAXLER-ROGERS 9 UNIT	R20	1	Y	
100	430	012505	9168	7,432	1985917	\$830,000	08/29/03	\$111.68	TOWNE APTS	CC6	1	Y	
100	430	012505	9170	7,224	2018247	\$1,150,000	01/14/04	\$159.19	REDMOND 12-PLEX "BEEBE"	CC6	1	Y	
100	430	022505	9004	9,072	2012953	\$850,000	01/09/04	\$93.69	CYCLING ARMS	R30	1	Y	
100	430	022505	9015	99,491	1995860	\$9,725,000	10/17/03	\$97.75	WILLOWS PHASE III	R30	1	Y	
100	430	074200	0110	19,432	1892555	\$1,250,000	06/05/02	\$64.33	THE HEIGHTS-BLDG #2	R20	2	Y	
100	430	313460	0021	4,688	2020361	\$552,000	02/18/04	\$117.75	4 PLEX	R20	1	Y	
100	430	719890	0110	216,624	1872404	\$30,850,000	03/08/02	\$142.41	LIONSGATE	CC4	1	Y	
100	430	779290	0305	4,384	2018253	\$695,000	02/13/04	\$158.53	8 - PLEX	CC6	1	Y	
100	440	865830	3330	2,484	2010399	\$215,000	12/23/03	\$86.55	4 PLEX AND RENTAL UNIT	UR 7.5	1	Y	
100	450	092308	9037	43,872	1935880	\$3,989,500	01/28/03	\$90.93	MT SI COURT	HDR	2	Y	
100	450	803620	0255	11,098	1940994	\$892,666	02/18/03	\$80.43	HEALY COURT APTS	HDR	1	Y	
100	450	803620	0300	5,591	1896557	\$510,000	06/24/02	\$91.22	5 UNIT APT	HDR	1	Y	
100	455	282506	9034	0	1976684	\$24,600,000	07/30/03	\$0.00	Inglewood Hills Apartments	R12	1	Y	

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100	460	132606	9178	5,625	1963150	\$375,000	05/27/03	\$66.67	KENNEDY COMMERCIAL BLDG	Mxd12	1	Y	
100	460	213070	1250	2,800	1997429	\$326,600	10/13/03	\$116.64	FOUR PLEX	MU16	1	Y	
100	460	213170	0430	3,546	1964137	\$338,000	05/21/03	\$95.32	4 PLEX	R6	1	Y	
100	460	213170	0592	3,736	1965759	\$399,900	06/10/03	\$107.04	4 - PLEX	MU16	1	Y	
100	465	784920	0300	3,464	2044729	\$468,415	05/24/04	\$135.22	4-PLEX	B	1	Y	
100	465	784920	1000	3,264	2058044	\$476,000	07/23/04	\$145.83	4-PLEX	R-2	1	Y	
100	465	784920	1415	1,525	2030289	\$394,000	04/06/04	\$258.36	4 PLEX	B	1	Y	
100	470	084400	1305	2,914	1925257	\$299,990	11/22/02	\$102.95	4 PLEX	R-7200	1	Y	
100	475	312303	9138	2,665	1982316	\$350,000	08/21/03	\$131.33	4 PLEX	R8P	1	Y	